

Thatched Cottages

Longford, Ashbourne, DE6 3DR

John German



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£625,000

Extended four double bedroom cottage in a sought-after village location close to Ashbourne and Derby. Set on approx. 0.3 acre with large garden and countryside views, driveway, detached double garage and first floor studio. Spacious and versatile family accommodation.

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An extended four double bedroom cottage, positioned within a highly sought-after village location in the Ashbourne 'Golden Triangle', offering convenient access to both Ashbourne and Derby. The accommodation is well proportioned and arranged to suit family living, comprising two reception rooms and a dining kitchen, along with a utility room and guest cloakroom. To the first floor are four double bedrooms served by two bathrooms, providing practical and comfortable space for a range of buyers.

The property stands within a generous plot of approximately 0.3 acre, with a large garden enjoying open field and countryside views. A substantial driveway provides ample off-street parking and leads to a detached double garage, which includes a first floor studio offering flexible use as a workspace, gym or home office. This property is well suited to a couple or family seeking a village setting with outside space and versatile additional accommodation.

A wooden entrance door opens into a reception hallway with tiled flooring and a useful built-in storage cupboard with shelving and hanging space for coats and shoes. Doors lead to the dining kitchen, snug, sitting room and guest cloakroom.

The snug provides a versatile reception space suitable for use as a playroom or home office. The guest cloakroom is fitted with a pedestal wash hand basin and low-level WC, with wood panelling and an extractor fan, and gives access to a large airing cupboard housing the oil-fired boiler.

The sitting room is a bright and spacious reception room enjoying a triple aspect, with windows to the side and rear overlooking the garden and surrounding countryside. A gas log-effect fire forms the focal point of the room.

The dining kitchen is fitted with porcelain tiled flooring and quartz work surfaces, with a range of base and wall-mounted units. Integrated appliances include a full-height fridge and Neff dishwasher, alongside a freestanding Stoves electric range cooker with five-ring induction hob and extractor over. There is an inset stainless steel double sink with mixer tap and upstand, and a useful pantry cupboard with shelving. A door leads through to the utility room, which continues the tiled flooring and offers further work surfaces, a 1½ stainless steel sink, base and wall units, space for appliances including a full-height freezer and plumbing for a washing machine, along with access to the rear garden.

To the first floor, the landing provides access to four double bedrooms, the shower room and the family bathroom, along with an airing cupboard housing the hot water tank. All four bedrooms are well proportioned, with a mix of front, side and rear aspects, some benefiting from built-in storage and others enjoying open views across the garden and surrounding countryside. The shower room is fitted with a contemporary suite comprising a wash hand basin set within a vanity unit, low-level WC and a double shower with mains pumped rainfall shower head with separate hand held shower head attachment, along with a heated towel rail and extractor fan. The bathroom includes a pedestal wash hand basin, low-level WC and bath with mixer tap and handheld attachment, together with a heated towel rail, extractor fan and roof window.

Externally, the property occupies a generous plot of approximately 0.3 acre, with the gardens forming a particularly attractive feature. To the rear, a paved patio seating area provides space for outdoor dining and entertaining, leading onto a well-maintained lawn bordered by planted beds and a slate-edged surround. The garden extends further to incorporate raised vegetable beds and an orchard area, the whole enjoys open views across adjoining fields and surrounding countryside, adding to the sense of space and privacy.

To the front and side, a substantial driveway provides ample off-street parking for multiple vehicles and gives access to the detached double garage. The garage is equipped with power and lighting and includes a useful side access into a lobby area with a cloakroom. A staircase leads to the first floor studio above, a versatile space with windows to all aspects and useful eaves storage, suitable for use as a home office, gym or hobby room, with potential for further adaptation subject to the necessary consents.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared sewage treatment plant

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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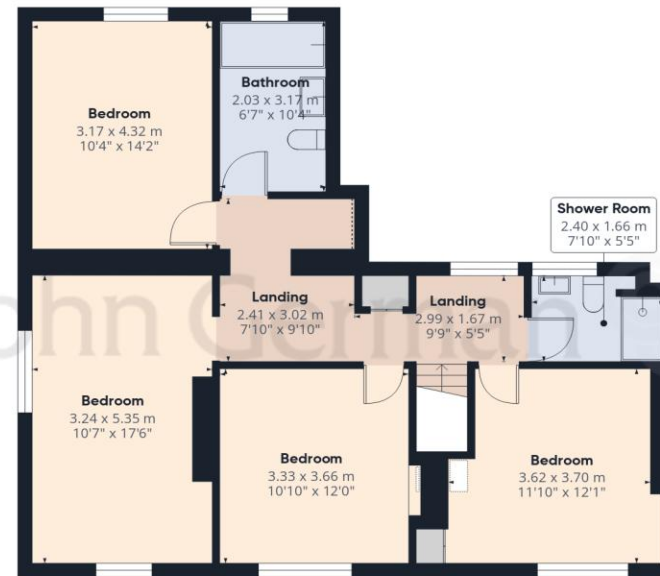


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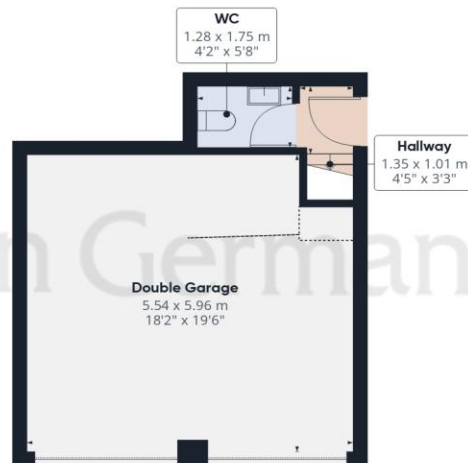




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

215.2 m²

2317 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



