

# The Cottages, Derby Road, Doveridge, Ashbourne, DE6 5JR

John German



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Doveridge, Ashbourne, DE6 5JR

£246,000

Charming Traditional Double Fronted End Terrace  
Cottage Immersed in Character Occupying a Truly  
Delightful South Facing Garden Enjoying Privacy,  
Nestled in the Highly Regarded & Sought-after  
Village within Walking Distance to its Range of  
Amenities.



Absolutely ideal whether searching for your first home, to downsize, a village retreat, or for an Air BnB enterprise, viewing of the idyllic cottage with its beautiful south facing garden is essential to appreciate its immaculate condition combined with its retained charm and character. 'Hidden' from the road enjoying a superb amount of privacy, this is a rather special opportunity and for sale with no upwards chain.

Situated in the highly regarded and desirable village within walking distance to its wide range of amenities including the first school, The Cavendish Arms public house, sports club, active village hall and playing field, tennis courts and bowling green, plus the picturesque church. Numerous walks through surrounding countryside and the River Dove are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation:** An enclosed porch provides space for a chair to relax in or for your coats and boots, with a uPVC part obscure double-glazed door opening to the lovely cottage.

The generously sized dining room has a tiled floor and dual aspect windows providing ample natural light and provides space for both a dining suite and soft seating, having a focal inglenook fireplace with an Aga solid fuel range cooker, a built-in cupboard with shelving which houses the boiler, and a door leading to the stairs for the first floor. Doors lead to the inner hall and the delightful sitting room, also having dual aspect windows and a focal chimney breast with an inset solid fuel fire, a fitted cupboard with shelving in the recess and a feature slabbed floor.

The inner hall has a feature slabbed floor and a useful understairs cupboard, plus doors to a useful pantry/store room which has shelving and a side facing window, and the kitchen which has fitted timber worktops with an inset Belfast ceramic sink unit, space for a cooker and additional appliances, a side facing window and a uPVC part obscure double-glazed door to the outside.

Upstairs the landing has doors leading to the two front facing double bedrooms overlooking the delightful garden, with the dual aspect master having a focal fireplace and an airing cupboard which houses the immersion heater and has shelving. Completing the accommodation is the fitted bathroom which has white modern suite with complementary tiling incorporating a panelled P-shaped bath with an electric shower & glazed screen above, an airing cupboard and a side facing window.

**Outside:** To the front of the property there is fabulous southerly facing garden which is mainly laid to lawn with well stocked borders containing a large variety of shrubs and plants, enjoying a good degree of privacy with seating areas to take advantage of the sun, a brick built outhouse, space for a shed, and a gate leading to a small orchard/copse area which has soft fruit trees including an apple, plum/greengage and walnut. Enclosed to three sides with a gate to a shared path leading to the roadside.

W3W – observes.warms.tree

**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:** On road   **Electricity supply:** Mains   **Water supply:** Mains

**Sewerage:** Mains   **Heating:** Oil central heating (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA13072026

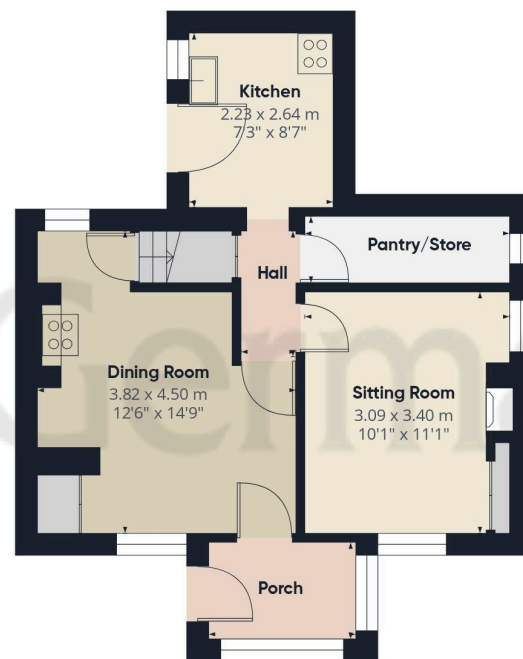
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Ground Floor

Approximate total area<sup>(1)</sup>

74.6 m<sup>2</sup>

801 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360







## Agents' Notes

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**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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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