

South View

Stanton, Ashbourne, DE6 2BZ

John 
German





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Guide Price £625,000

The image shows a bright, modern interior of a stone cottage. On the left, a large set of white-framed windows and a glass door provides a view of a gravel driveway and a stone wall. A light-colored wooden console table with two drawers sits in front of the windows. To the right, a thick, rustic stone wall features a vertical metal pipe with electrical outlets. In the background, a wooden door and a staircase with a light-colored wooden railing are visible. The floor is covered in light-colored carpeting.

Simply glorious far reaching country views including to the Weaver Hills are a standout feature of this beautifully extended and renovated character stone cottage, available for immediate occupation with vacant possession and no onward chain.

A complete project of renovation has been carefully undertaken and the cottage is presented with style, having exposed stonework, timbers, fireplace and oak interior doors, together with a total rewire, new central heating, and landscaped grounds.

A cottage style half glazed door opens into a pleasant dining hall having stairs off, revealed stonework and beam, front facing windows with wonderful views and a recessed display niche. Open access leads into the splendid, newly extended and fitted breakfast kitchen which has zoned underfloor heating, a side facing window to the Weaver Hills, Velux skylight and French doors to the rear courtyard. There is a range of bespoke character base units and drawers with oak block worktops and upstands, inset 1.5 bowl stainless steel sink and mixer taps, dresser style over counter wall cupboards with illuminated cabinets, spice drawers and plate racks, feature counter lighting and ample space provided for a range style cooker and fridge/freezer.

At the front of the property is a lovely light and calm sitting room with bi-fold doors and attractive exposed stone walling - a lovely spot to sit with a coffee and take in the views!

Additionally, there is a cloakroom with a WC and useful utility/boiler room housing the oil fired boiler and plumbing for a washing machine.

On the opposite side of the dining hall is the comfortable living room which has an ornate dressed stone fireplace with stone hearth timber mantle over and revealed ceiling beams.

To the first floor is a landing serving three excellent bedrooms including a really spacious and attractive principle with far reaching views. These are served by a newly fitted bathroom having a bath in Aqua board panelled surrounds, with electric shower over and glazed screen, inset wash hand basin to tiled recess, low level WC, and a chrome heated towel rail completes the specification.

The cottage stands well in the plot with commanding far reaching views over wonderful countryside clear to the far horizon, including to the Weaver Hills.

Stone walls mark the boundary with a sweeping stoned drive providing excellent parking and turning space, also leading to the rear with a walled courtyard and access to a raised lawn garden providing further opportunities to admire the ever-changing seasonal views. There is also attractive exterior lighting.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Newly installed septic tank treatment system

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 E

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

Our Ref: JGA/10092026

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Ground Floor

Approximate total area⁽¹⁾

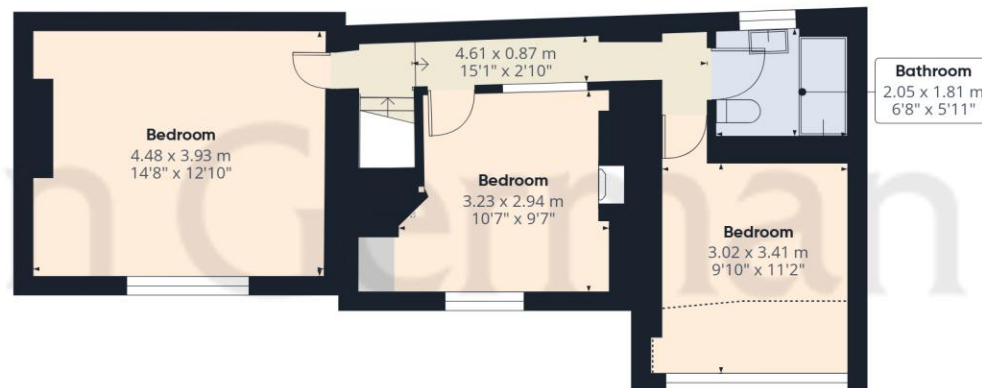
114.3 m²

1230 ft²

Reduced headroom

4.8 m²

52 ft²



Floor 1

(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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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