

# The White Cottage

Wyaston, Ashbourne, DE6 2DR

John  
German





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Asking Price Of

£925,000



Five bedroom detached cottage in the Ashbourne Golden Triangle set within just under 5 acres. Versatile layout with ground floor ensuite bedroom, three reception rooms and south facing garden. Double garage, large driveway and fibre broadband. Ideal family or equestrian home.

The White Cottage is a substantial five bedroom detached cottage set within the highly regarded Ashbourne Golden Triangle, offering a balance of countryside living and accessibility. Situated in the well regarded village location of Wyaston, the property provides a rare opportunity to acquire a home with just under five acres of land, a feature more commonly found in more remote settings. This combination of space and location will appeal to a range of buyers, particularly families, equestrian users, or those seeking room for hobby farming or outdoor pursuits. The property also benefits from full fibre broadband, making it well suited for home working, and offers convenient access into Ashbourne along with straightforward links to the A52 and A515 for commuting.

The accommodation is arranged to provide flexibility, extending to five bedrooms, including a ground floor bedroom with ensuite facilities, suitable for a dependent relative or those requiring single-level living, or as a guest suite. The layout includes three reception rooms, a kitchen with pantry, utility room, and guest cloakroom, with a gross internal floor area of approx. 2000 sqft. Externally, the large south facing garden provides an attractive and usable outdoor space, while the wider plot offers scope for a variety of uses. A detached double garage and generous driveway allow for ample off-street parking. The property also falls within the Osmaston Primary School catchment area, further enhancing its appeal as a long-term family home in a well connected village setting.

A wooden entrance door opens into the inner hallway, where a staircase leads to the first floor and doors lead to the principal ground floor rooms. There is also access to a useful storage cupboard. The kitchen is fitted with rolled edge work surfaces incorporating a double stainless steel sink with drainer and chrome mixer tap, complemented by tiled splashbacks. A range of base units and drawers provide storage, along with space and plumbing for a dishwasher and fridge. Integrated appliances include a Neff double oven and grill with four ring electric hob and extractor over, along with a Neff combination microwave oven. Wall mounted cupboards offer additional storage. Quarry tiled flooring continues throughout, and a sliding door opens into a practical pantry with shelving. Doors lead through to the dining room, utility room and inner hallway.

The snug/sitting room is a versatile dual aspect space with wooden flooring, UPVC windows to the side and French doors opening onto the rear garden, perfect for when you are entertaining on a summers evening and has a feature inglenook style fireplace with inset log burner and stone hearth forming the focal point of the room. The main living room is a generously sized reception room featuring an open fireplace with stone surround and tiled hearth, along with exposed beams. The dining room provides built-in cupboards and drawers and gives access to the ground floor bedroom, as well as connecting back through to the hallway and kitchen.

The ground floor bedroom is a well proportioned double, suitable for those requiring single-level living or for extended family use. It is served by an ensuite comprising a white suite including pedestal wash hand basin, low level WC, bath with chrome mixer tap and mains shower over, along with an extractor fan and loft access. A guest cloakroom is also located on the ground floor, fitted with a low level WC and wash hand basin. The utility room offers further work surface space, appliance provision for a washing machine and tumble dryer, and houses the oil-fired boiler, with quarry tiled flooring continuing.

To the first floor, a spacious landing provides access to four further bedrooms and the family bathroom. The principal bedroom benefits from a useful over-stairs storage cupboard and opens into a generous dressing room complete with fitted wardrobes. There is also excellent potential to create an ensuite, with the current owners advising that plumbing is already in place, subject to buyers carrying out their own due diligence. Two further bedrooms are comfortable doubles, one with a feature fireplace, and there is also a larger single bedroom. The family bathroom is fitted with a pedestal wash hand basin, low level WC, bath and mains shower, along with an airing cupboard housing the pressurised hot water tank.

Externally, to the rear of the property, a large gravelled driveway provides ample off-street parking and leads to a detached double garage with twin wooden doors, power and lighting, and a pull-down ladder giving access to additional attic storage. The gardens and grounds are a key feature of the property, offering a combination of formal garden space and usable land. The main garden lies to the front of the cottage, enjoying a south facing aspect and a good degree of privacy. Predominantly laid to lawn, it provides an open and manageable space ideal for families, with views across the surrounding countryside and ample room for outdoor seating and entertaining.

The overall plot extends to approximately just under five acres, incorporating both the formal gardens and adjoining paddock land and woodland. The paddocks are positioned to the side and front of the property, offering flexibility for a range of uses including equestrian or smallholding purposes, or simply for those seeking additional outdoor space. There is also a further enclosed 'secret garden' area, providing a more sheltered and private section of the grounds, well suited to quieter use or family enjoyment. A hard standing area with a stable block is already in place, supporting equestrian potential and adding to the overall practicality of the plot. Overall, the outside space offers a balance of garden and land that is rarely available within a village setting, combining outlook, usability and scope for a variety of lifestyle needs. Please note there are public footpaths crossing part of the paddocks.

**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:** Mains

**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 G

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

**Our Ref:** JGA/14042026

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.





Light-colored curtains with a subtle pattern, partially drawn to the left, framing a window.

A tall, dark-stained wooden cabinet with a butterfly-shaped brass handle on the upper doors and several drawers with brass handles below.

An arched doorway with a white door, set into a white wall.

A round, dark-stained wooden dining table surrounded by six matching chairs with curved backs and patterned upholstered seats.

A framed map of the British Isles, mounted on the white wall in the background.

A long, low wooden sideboard or buffet table with drawers and a cabinet door, positioned against a blue wall. A framed picture hangs above it, and a cylindrical lamp is mounted on the wall.

A large wooden door with a brass handle, set into a blue wall.





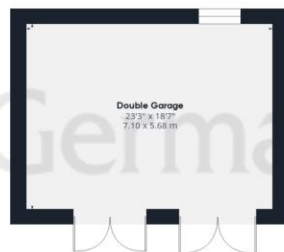




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2419 ft<sup>2</sup>

225 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

**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		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		



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