



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Horseshoe Cottage Back Lane  
Alstonefield, Ashbourne, DE6 2FW

**Offers In The Region Of £300,000**



## Horseshoe Cottage Back Lane

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Nestled in the picturesque village of Alstonefield, Ashbourne, this immaculate spacious one-bedroom cottage offers a delightful retreat in the heart of the Peak District National Park.

The property boasts a charming reception room that welcomes you with warmth and character, perfect for relaxing or entertaining guests. The unique mezzanine level adds an extra dimension to the living space, providing a cosy area that can be utilised as a study or additional sleeping quarters. The well-appointed bathroom ensures convenience and comfort, making this cottage an ideal home for individuals or couples seeking a tranquil lifestyle.

Step outside to discover a lovely patio area and gardens, where you can enjoy the serene surroundings and the beauty of rural life. The outdoor space is perfect for al fresco dining or simply unwinding with a good book while soaking in the stunning views of the countryside and there is space for a cottage garden if desired.

Alstonefield is renowned for its idyllic charm and friendly community, making it a wonderful place to call home. With the breathtaking landscapes of the Peak District at your doorstep, outdoor enthusiasts will find endless opportunities for walking, cycling, and exploring the natural beauty of the area.

This cottage is not just a property; it is a lifestyle choice, offering a perfect blend of comfort, charm, and rural living. Whether you are looking for a permanent residence or a weekend getaway, this delightful home is sure to impress. Do not miss the chance to make this enchanting cottage your own.





### Situation

Situated in the Heart of the Peak District National park with countryside pursuits on the Doorstep the property is a gem for those wishing to move to a rural lifestyle. Within commuting distance to Leek, Ashbourne, Derby and the M1 the location is tucked away but with convenient access to major road networks.

### Directions

Out of Leek follow the A53 Buxton Road taking the right turning for Thorncliffe follow this road through Thorncliffe Village to what was know as the Mermaid Pub. At the Mermaid Pub take the turning opposite on the right towards Warslow. Following the Road to Warslow through the village past the Greyhound Pub to the bottom of the road until reaching the T junction. At the T junction turn left and then take the second right to Hulme End Village. Follow the road through the village and on reaching the Manifold Pub take a right turn onto the B5054. Follow the road to Alstonfield village taking the second right in the village and then second left onto the lane.

### Living/Dining/Kitchen 15'1" x 11'1" (4.62 x 3.39)

Stable door and window overlooking countryside, excellent range of kitchen units comprising base cupboards and drawers with matching wall cupboards. Built in Belling gas cooker, work surfaces over with inset sink unit, four ring hob with extractor over. Built in double storage cupboards. Feature stone fireplace incorporating multi fuel stove, vaulted ceiling, Velux window, mezzanine floor above.

### Bedroom 9'6" x 7'6" (2.90 x 2.29)

Door and window to side aspect overlooking countryside, built in storage units, vaulted ceiling, mezzanine floor above housing Worcester boiler and water tank.

### En-suite Shower Room 9'5" x 3'3" (2.89 x 1.00)

Fully enclosed shower with mixer shower fitment and fully tiled walls, low level wc, wash hand basin in vanity with cupboards beneath, heated towel rail, tiled floor, shaver point. Velux window.

### Mezzanine Area

Accessed via concertina steps, glazed balustrade.

### Outside

The property is approached via a double gated access leading to ample off road parking.





## Gardens

Adjoining the property is a useful lean to open store. Indian stone patio enjoying the delightful views over the village and surrounding countryside. Further spacious garden area ideal for a vegetable plot, trees and shrubs.

## Timber Utility Building

With inset solar panels on the roof, newly fitted Victron Energy Smart Solar charge controllers and battery storage for the roof mounted panels. Floor mounted Diesel 10000E SDMO silent generator provides power back up during the Winter months or if needed. Double doors to the rear and door to the side aspect. External door to:

## Adjoining Utility Area

Housing washing machine, space for freezer, fixed shelving, separate consumer unit for the the Utility Building.

## Services

Solar panels for electricity and underfloor heating. Water filtration System with underground water tank. Septic Treatment Plant drainage. Calor bottles for cooking. Multi fuel Stove for heating.

## Viewings

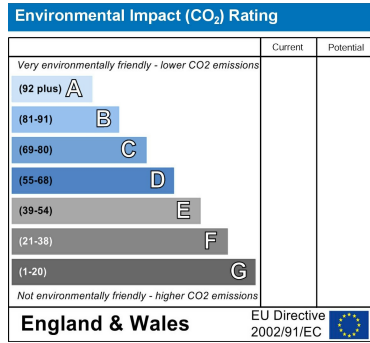
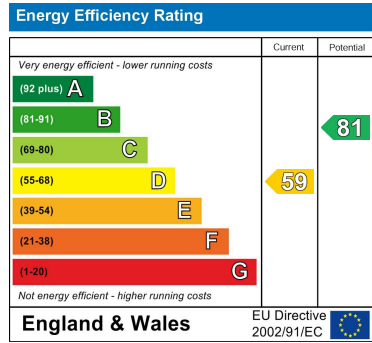
By prior arrangement through Graham Watkins & Co.

## Local Authority

The local authority is Peak District National Park.



# Energy Efficiency Graph



## Area Map



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU  
 Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>

## Measurements

All measurements given are approximate and are 'maximum' measurements.

## Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

## Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.