Lilac Cottage

Parwich, Ashbourne, DE6 1QJ

John German







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Parwich, Ashbourne, DE6 1QJ

£850,000

An attractive, extended five-bedroom stone-built detached home occupying an elevated position in the sought-after Peak District village of Parwich. Offering versatile accommodation, fantastic countryside and village views, landscaped gardens, a summer house and detached double garage.

Occupying an elevated position within the highly sought-after Peak District village of Parwich, Lilac Cottage is an attractive stone-built, extended five-bedroom detached home enjoying fantastic views across the village and surrounding countryside. Offering spacious and versatile living accommodation, the property is well suited to couples and families seeking a characterful home in an established village setting. The accommodation includes two reception rooms, a dining kitchen, utility room and guest cloakroom, together with five bedrooms and three bathrooms. The flexible layout provides practical space for family living, entertaining and home working, with full fibre broadband available to the property.

Outside, the property benefits from a beautifully presented, landscaped rear garden with a summer house, providing an attractive setting for outdoor dining and relaxation. A detached double garage and driveway offer ample off-street parking. The property's elevated position is a particular feature, making the most of its attractive village and countryside outlook.

Parwich is a highly regarded village situated within the Peak District National Park, surrounded by the picturesque countryside of the White Peak. The village is known for its attractive stone-built properties, traditional character and vibrant community, with local amenities including a primary school, two village pubs, church, village hall and recreational facilities. The surrounding area provides excellent opportunities for walking and cycling, with the nearby Tissington Trail and High Peak Trail, together with the Limestone Way, offering access to some of the area's most attractive countryside.

Despite its rural setting, Parwich is conveniently located approximately seven miles from the historic market town of Ashbourne, which offers a wider selection of shops, supermarkets, restaurants and everyday amenities. Combining generous and adaptable accommodation, character features, attractive gardens and far-reaching views, Lilac Cottage presents an excellent opportunity to acquire a substantial home in one of the Peak District's most desirable village locations.

A wooden entrance door opens into the reception hallway, featuring stone-flagged flooring, with doors leading to the sitting room, dining kitchen and guest cloakroom, whilst there is a staircase to the first-floor accommodation.

The spacious dining kitchen continues the stone-flagged flooring, complemented by electric underfloor heating, and is fitted with a range of cupboards and drawers beneath wooden work surfaces. These incorporate a 1 ½ ceramic sink with adjacent drainer, chrome mixer tap and matching upstands. Appliances include a large range-style oven with induction hob and extractor fan above, an integrated dishwasher and space for a freestanding American-style fridge freezer. A matching central island provides additional worktop space and storage with cupboards and drawers beneath. The room benefits from a triple-aspect, with windows to the front, rear and side allowing plenty of natural light and enjoying open field and countryside views to the side, together with attractive elevated views across the rooftops of Parwich to the front.

A door from the kitchen leads through to the utility room, which continues the stone-flagged flooring and is fitted with wooden work surfaces incorporating a stainless steel sink with adjacent drainer, chrome mixer tap and matching upstands. There are cupboards beneath, complementary wall-mounted cupboards, space and plumbing for a washing machine and space for a wine cooler. The oil-fired boiler is also housed here, whilst a wooden stable door provides direct access to the rear patio.

Returning to the reception hallway, a door leads into the generously proportioned sitting room, where a stone fireplace and hearth with an open fire form the focal point of the room. Windows to the front elevation take advantage of the property's elevated position, enjoying attractive views across the rooftops of Parwich. Doors lead through to the garden room, an additional reception space featuring exposed stone walls and an electric coal-effect fire. French doors open directly onto the rear patio.

Completing the ground-floor accommodation is the guest cloakroom, featuring stone-flagged flooring, a circular wash hand basin with chrome mixer tap and a low-level WC.

Onto the first-floor landing, there are doors off to the bedrooms, family bathroom and an airing cupboard housing the hot water cylinder and shelving.

The principal bedroom is a spacious double room with fitted wardrobes and a window to the side elevation, enjoying attractive views across the adjoining fields and surrounding countryside. There is also loft hatch access and a door leading into the en-suite shower room, having tiled flooring with underfloor heating and a suite comprising a wash hand basin with chrome mixer tap and vanity cupboard beneath, low-level WC and a double shower unit with a chrome mains-fed rainfall shower. Additional features include a chrome heated towel rail and extractor fan.

Two further double bedrooms provide comfortable accommodation for family members or guests, with the flexibility for alternative uses if required. These rooms are served by the family bathroom, which is fitted with tiled flooring and a suite comprising a wash hand basin with chrome mixer tap and vanity cupboard beneath, low-level WC and a freestanding roll-top bath with chrome mixer tap and handheld shower attachment. A separate shower unit with a chrome mains-fed shower completes the bathroom.

An inner lobby provides access to a further spacious double bedroom, currently utilised as a study, with doors opening directly onto the rear patio and garden. This room offers particularly versatile accommodation, making it well suited to those requiring a dedicated home office, guest bedroom or a room with independent external access. Its position and separate access may also provide potential for ancillary or annexe-style accommodation, subject to obtaining any necessary planning permissions and consents.

From the inner lobby, the staircase to the second floor is located. The staircase opens onto a landing with a useful storage cupboard and a door leading into a spacious fifth double bedroom. This room benefits from its own en-suite shower room, fitted with a wash hand basin with chrome mixer tap, shower enclosure and low-level WC.

To the front of the property, a tarmac driveway provides off-street parking for multiple vehicles and leads to the detached double garage, which benefits from power and lighting. Behind the garage is a 'secret garden' which features a relaxing bench, a raised produce bed and fruit bushes.

To the rear is a beautifully presented, private landscaped terraced garden, making the most of the property's elevated position and attractive countryside views. The garden features a variety of patio seating areas, providing ideal spaces for outdoor dining and relaxation, together with a lawn and established herbaceous and flowering borders. A further feature is the summer house, which benefits from power, lighting and electric underfloor heating, providing a versatile additional space for relaxation, hobbies or home working.

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: 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 / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/20102026



















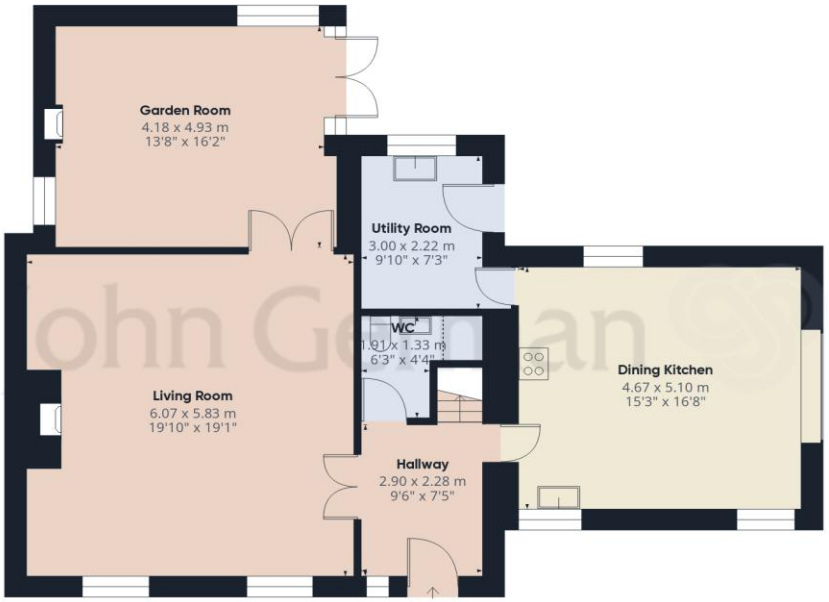




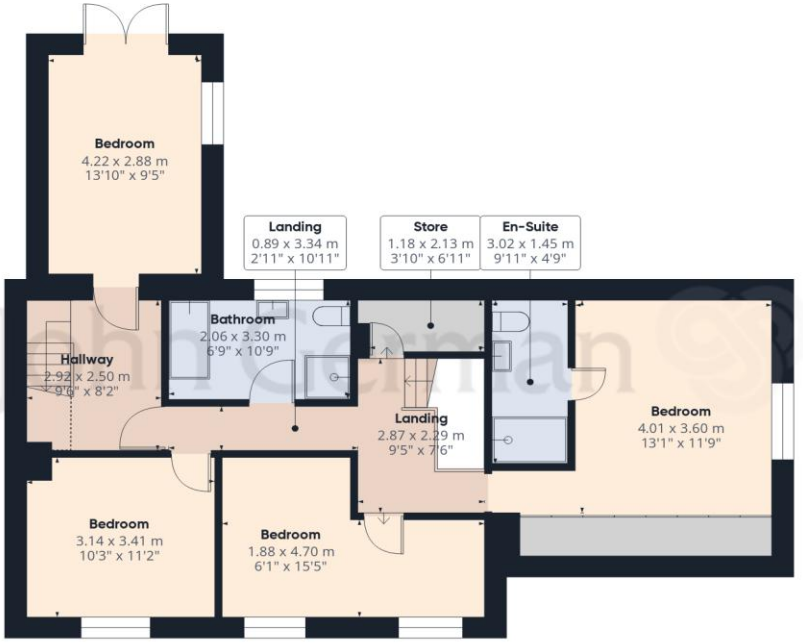




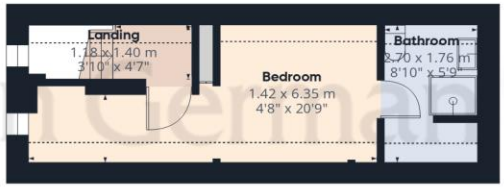




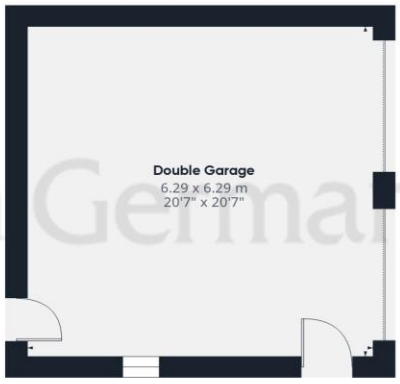
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area(1)

240.7 m²

2594 ft²

Reduced headroom

7 m²

75 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

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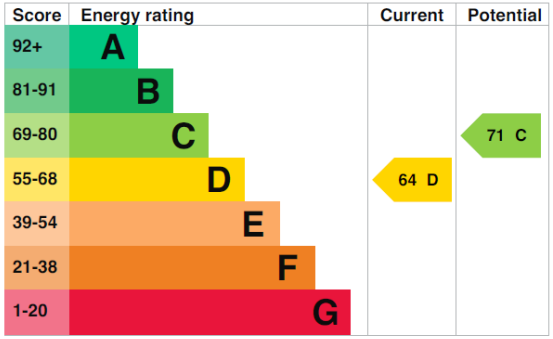
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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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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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