Wetton

Ashbourne, DE6 2AF

John German




John German


John German


John German


John German



Wetton

Ashbourne, DE6 2AF

£650,000

A Grade II listed, four-bedroom detached stone home in the Peak District village of Wetton. Set within approx. 0.5 acres with countryside views, retained character features and various outbuildings. Principal bedroom with en-suite, full fibre available and no upward chain.

John German

A Grade II listed, four-bedroom detached stone property, situated on a generous plot of approximately 0.5 acres in the popular village of Wetton, within the Peak District National Park. Retaining character features throughout, the property offers spacious accommodation, a range of outbuildings and substantial outdoor space, making it well suited to couples or families seeking a village lifestyle with the benefit of a large garden. The accommodation comprises a sitting room, dining kitchen, utility room and cellar. To the first floor are two double bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. There are two further attic bedrooms to the second floor. Full fibre broadband is available in the village, making the property a practical option for those working from home.

Externally, the property occupies a sizeable plot of approximately half an acre, with the rear garden enjoying attractive views over the surrounding countryside. The generous garden provides plenty of space for gardening, outdoor activities and family use, while various outbuildings offer additional storage and potential for a range of uses, subject to any necessary consents. The combination of substantial outdoor space and countryside views is a particular feature of the property, especially for buyers looking for a rural home with room to enjoy the outdoors.

Wetton is a well-regarded village in the heart of the Peak District National Park, offering access to an extensive network of countryside walks and surrounding natural scenery. The village benefits from a traditional pub, while the nearby market towns of Ashbourne and Buxton provide a wider selection of shops, services and amenities. Combining a peaceful village setting with retained character features, generous accommodation and substantial grounds, The Croft presents an opportunity for buyers seeking a characterful family home in a rural location. The property is offered for sale with no upward chain.

A wooden entrance door opens into the entrance lobby, which features quarry tiled flooring, an electric radiator and a cupboard housing the electrical consumer unit. From here, a further door leads through to the dining kitchen, which is fitted with a range of rolled-edge preparation surfaces incorporating a stainless steel sink with adjacent drainer and chrome mixer tap, together with tiled splashbacks. There are cupboards and drawers beneath, an integrated fridge freezer and a freestanding electric oven. The room enjoys a triple aspect, with windows to the front, side and rear elevations benefiting from secondary glazing, allowing plenty of natural light into the space.

From the dining kitchen, a door leads through to the sitting room, which retains a number of character features, including exposed ceiling beams and stone mullioned windows to the front elevation, complete with secondary glazing and a window seat. A stone fireplace housing a log-burning stove forms the focal point of the room, while a further door provides direct access to the front of the property. A floor hatch opens to reveal steps leading down to the dry cellar, which retains original stone thrawls and provides useful additional storage space.

From the inner hallway, there is a staircase to the first floor with a useful understairs storage cupboard. From here is access to the utility room, which is fitted with rolled-edge preparation surfaces incorporating a stainless steel sink with adjacent drainer and chrome mixer tap, tiled splashbacks and storage cupboards beneath. There is also appliance space and plumbing for a washing machine and tumble dryer.

Moving onto the first floor, the landing provides access to two spacious double bedrooms and the family bathroom, together with a further staircase to the second floor. Bedroom one is a generous double room retaining character features, including an original fireplace with tiled hearth and stone mullioned windows to the front elevation with secondary glazing. Bedroom two is another spacious double bedroom, also featuring stone mullioned windows to the front with secondary glazing, and benefits from an en-suite shower room fitted with a wash hand basin, low-level WC and corner shower unit with chrome mains-fed shower and electric extractor fan.

Completing the first floor accommodation is the family bathroom, which is fitted with a white suite comprising a pedestal wash hand basin with tiled splashback, low-level WC and bath with chrome mixer tap and handheld shower attachment. There is also an electric shaver point and extractor fan.

Onto the second floor landing, which provides access to two additional double bedrooms. Bedroom three offers generous proportions, with built-in storage cupboards, a stone mullioned window to the side elevation with secondary glazing and access to the loft via a ceiling hatch. Bedroom four is another spacious double bedroom, benefiting from a range of built-in cupboards and wardrobes providing ample storage space, together with a stone mullioned window to the side elevation with secondary glazing.

Moving outside, the property is set back from the road behind a traditional stone boundary wall, with the front garden predominantly laid to lawn and complemented by established herbaceous and flowering borders. There is also a slightly elevated garden area which could be utilised as a cottage garden or vegetable plot. The property occupies a generous plot of approximately half an acre, with the rear garden enjoying attractive views over the surrounding countryside and providing substantial outdoor space for gardening, recreation and family use.

The grounds also include a range of useful outbuildings, including storage areas and a former coal house, with power and lighting available. A separate outhouse accommodates the Worcester oil-fired central heating boiler and water tank.

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: Off-street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: FTTP - 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: Staffordshire Moorlands District Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03112026

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.

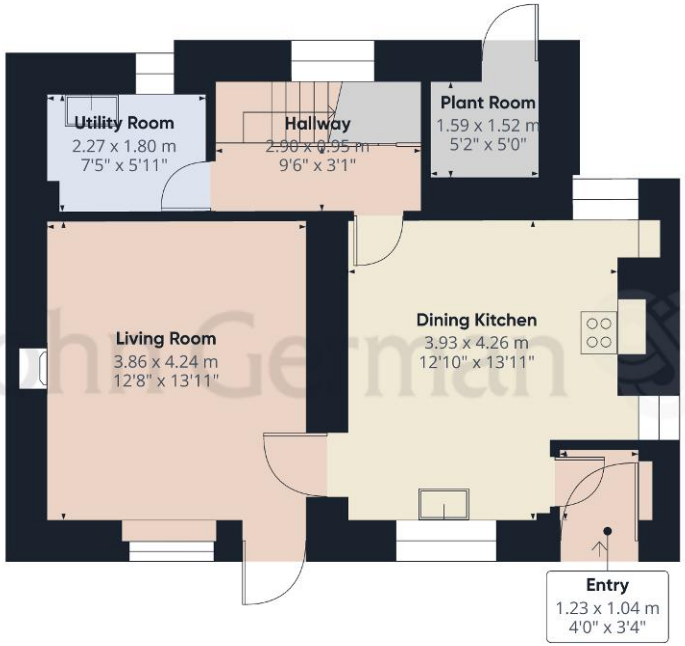
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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


John German

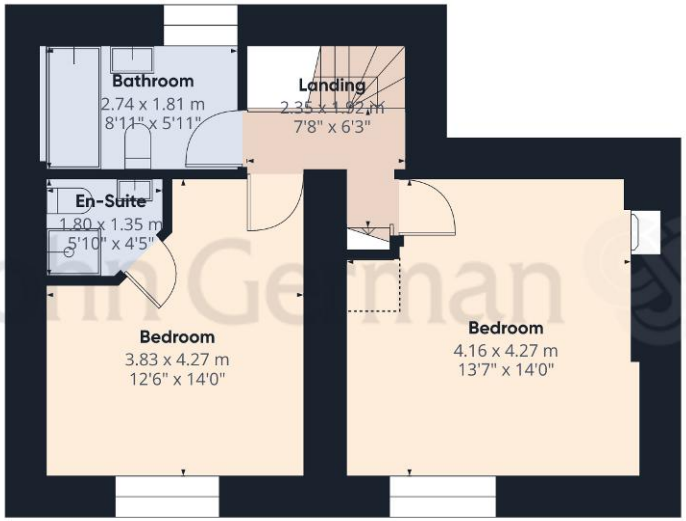

John German


John German

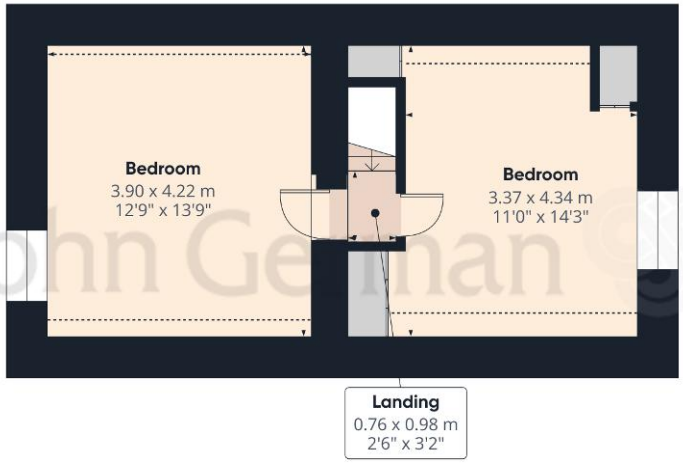

John German



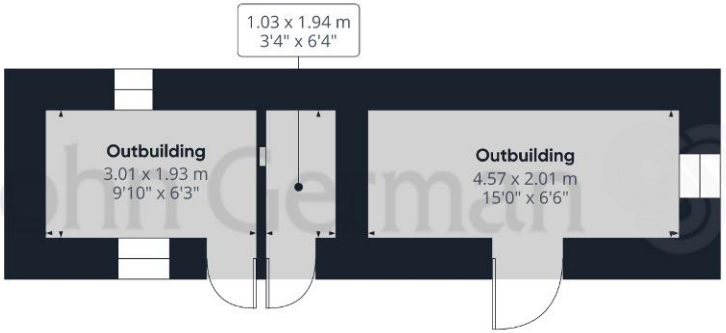
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

John German

Approximate total area(1)

139.4 m²

1501 ft²

Reduced headroom

3.8 m²

40 ft²

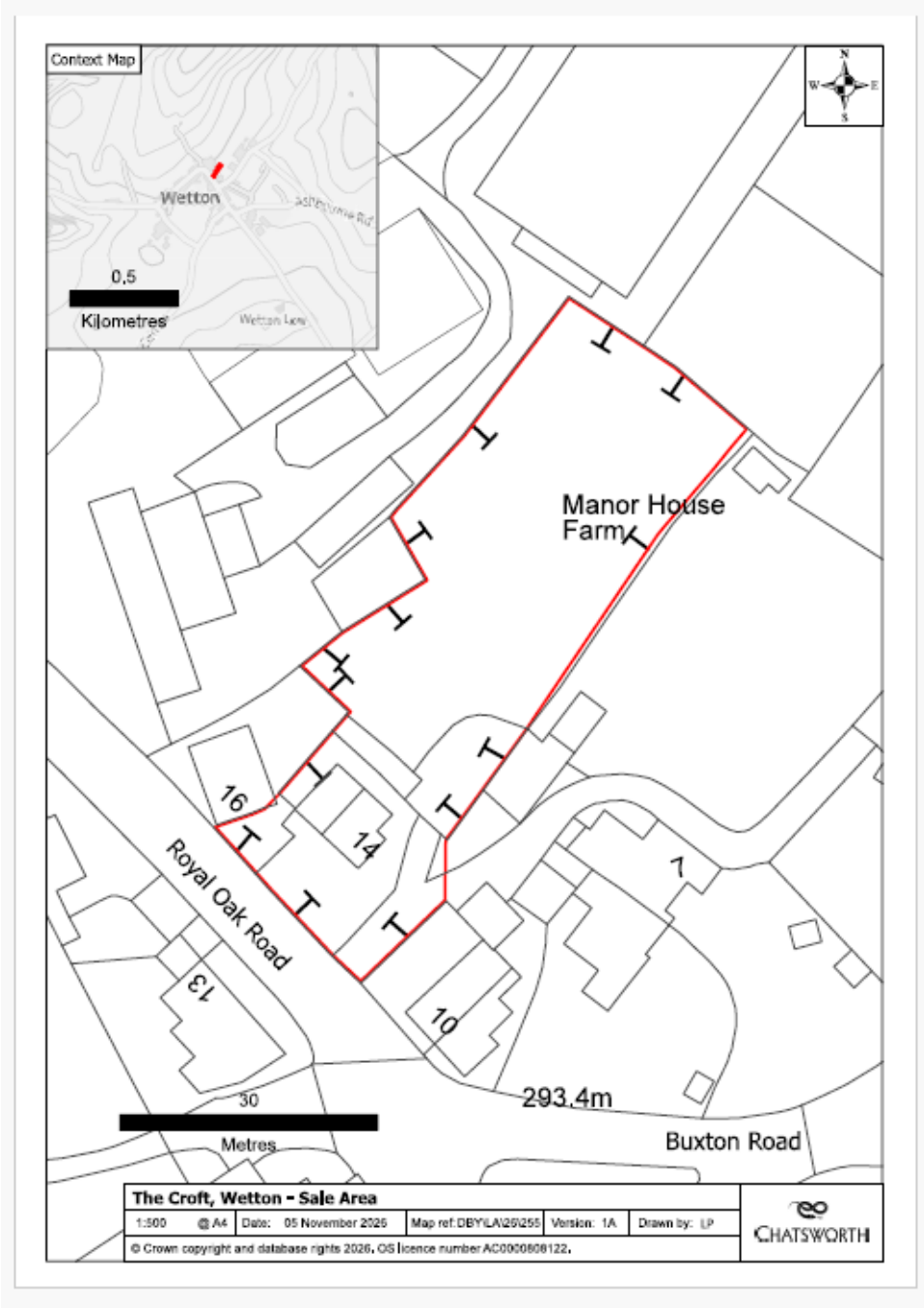
(1) Excluding balconies and terraces

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.

GIRAFFE360



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.

Referral Fees

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.

John German
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD
01335 340730
ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

RICS naea propertymark PROTECTED arla propertymark PROTECTED The Property Ombudsman APPROVED CODE TRADINGSTANDARDS.UK rightmove OnTheMarket

