



## 4 Bed House - Detached

Crown Cottage Osmaston, Ashbourne DE6 1LW

Price £835,000 Freehold



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- OPEN DAY Saturday 6th June 11-3pm
- Charming Detached Residence with Outbuilding – Lots of Potential Benefits From New Roof and Windows plus Offers More Scope For Improvements
- Potential to Extend ( subject to planning permission )
- Sitting Room, Snug, Study, Conservatory
- Kitchen, Dining Room, Utility/Cloakroom
- Four Bedrooms, En-suite & Family Bathroom
- Large Garden Plot with Brick Store
- Generous Driveway with Electric Gates – Garage Space ( subject to planning permission )
- Outbuilding – Garages, Workshop, Annexe, ( subject to planning [permission] ).
- Backing onto Open Fields & Countryside – Great Village Location

\*\*\*\*\* OPEN DAY Saturday 6th June 11-3pm \*\*\*\*\*

\*\*\*\*\* PLEASE CALL TO REGISTER YOUR INTEREST \*\*\*\*\*

Charming detached property of style and character set in large gardens with the benefit of a detached outbuilding with potential (subject to planning permission). This is a delightful detached house that offers a perfect blend of comfort and potential.

Crown Cottage has recently benefited from a new roof and windows, ensuring a modern touch while maintaining its character. The property presents exciting opportunities for further improvements, allowing you to tailor it to your personal taste. There is also potential for extension, subject to planning permission, which could enhance the living space even further.

The large garden plot is a standout feature, offering a serene outdoor retreat and the perfect setting for family gatherings or quiet evenings. The generous driveway, complete with gates, provides secure parking and the possibility of garage space, subject to planning permission.

An outbuilding adds to the appeal, presenting options for a workshop, garages, or even an annexe, should you wish to explore additional income opportunities. This property is a rare find and is sure to attract interest from discerning buyers.

### The Location

The charming hamlet of Osmaston is a small village in the Derbyshire Dales located approximately 2 miles from Ashbourne and 12 miles from Derby. It is a typical English village with some thatched cottages and a village pond. The Shoulder of Mutton is the only public house within the village and there is also a highly regarded primary school and village hall. The Estate hosts the Ashbourne Shire Horse Show and is the start point for a host of wonderful country walks on public bridle ways and paths. Before it was demolished in 1964, Osmaston Manor was used as a Red Cross Hospital during World War II but the classic landscaped beauty of the country park remains undiminished.

### Accommodation

## Entrance Hall

13'0" x 11'3" (3.97 x 3.43)

With parquet wood flooring, split level staircase leading to the first floor, two radiators, display fireplace alcove with exposed brickwork and double glazed window.

## Sitting Room

13'6" x 12'11" (4.14 x 3.96)

With feature fireplace with log burning fire with raised quarry tiled hearth, beam to ceiling, radiator and two double glazed windows.



## Snug

13'6" x 12'11" (4.14 x 3.95)

With stone fireplace incorporating log burning stove with raised quarry tiled hearth, radiator, double glazed window, wall lights and internal panelled door.



## Dining Room

13'1" x 12'9" (3.99 x 3.89)

With radiator, central heating boiler, double glazed window and door giving access to cellar.

## Rear Hallway

8'4" x 4'7" (2.56 x 1.40)

With radiator, tile flooring, built-in cupboard, stripped latched door and stable door giving access to rear porch.

## Kitchen

12'9" x 10'2" (3.90 x 3.10)

With two and a half stainless steel sink unit with mixer tap, tiled worktops, fitted base cupboards, tile flooring, built-in five ring gas hob, exposed brickwork, built-in electric fan assisted oven, plumbing for dishwasher, decorative beams to ceiling, two internal multi-pane windows and double glazed window.



## Utility

7'4" x 4'7" (2.26 x 1.41)

With plumbing for automatic washing machine, vent for tumble dryer, tile flooring and double glazed window.

## Rear Porch

7'10" x 2'10" (2.40 x 0.87)

With tile floor, double glazed windows and double glazed rear access door.

## Conservatory

13'8" x 9'4" (4.17 x 2.87)

With tile floor, double glazed windows and double glazed French doors opening onto private gardens.



## Study

17'3" x 8'11" (5.27 x 2.74)

With two radiators, internal multi-pane window, glazed door giving access to conservatory and three double glazed windows.



## Inner Lobby

4'5" x 3'5" (1.36 x 1.06)

With matching wood parquet flooring.

## Cloakroom

7'0" x 2'4" (2.15 x 0.72)

With low level WC, wash basin, parquet wood flooring, radiator and double glazed window.

## First Floor Landing

8'4" x 3'4" (2.56 x 1.04)

With character leaded window, double glazed window, access to roof space and built-in storage cupboard with stripped latch door.

## Bedroom One

12'9" x 11'0" (3.89 x 3.37)

With built-in wardrobes, high ceiling, character fireplace with cast iron, radiator, double glazed window and internal stripped latched door.



## En-Suite

9'10" x 6'4" (3.01 x 1.94)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, high ceiling, built-in storage cupboard, heated chrome towel rail/radiator, double glazed window and internal strips latch door.



## Bedroom Two

13'8" x 13'0" (4.19 x 3.97)

With characterful fireplace with cast iron, high ceiling, radiator, double glazed window to side, double glazed window, access to roof space and internal stripped latch door.



### Bedroom Three

13'0" x 11'3" (3.98 x 3.45)

With characterful fireplace with cast iron, exposed wood floors, high ceiling, radiator, built-in wardrobe, double glazed window and internal stripped latch door.



### Bedroom Four

11'2" x 6'10" (3.41 x 2.09)

With high ceiling, access to roof space, radiator, double glazed window to side and internal stripped latch door.



## Bathroom

10'1" x 5'8" (3.09 x 1.73)

With bath, wash basin, low level WC, separate shower cubicle with shower, tile splashbacks, heated chrome towel rail/ radiator, high ceiling, double glazed window and internal stripped latch door.



## Large Garden

The property benefits from a large sunny garden plot with wide shaped lawns, a varied selection of shrubs, trees and patio. There is also a side garden with brick store.



## Generous Driveway

Accessed through solid wood double opening electric gates and matching brick pillars is a generous sized driveway providing car standing spaces for approximately six cars ( garage space subject to planning permission ).



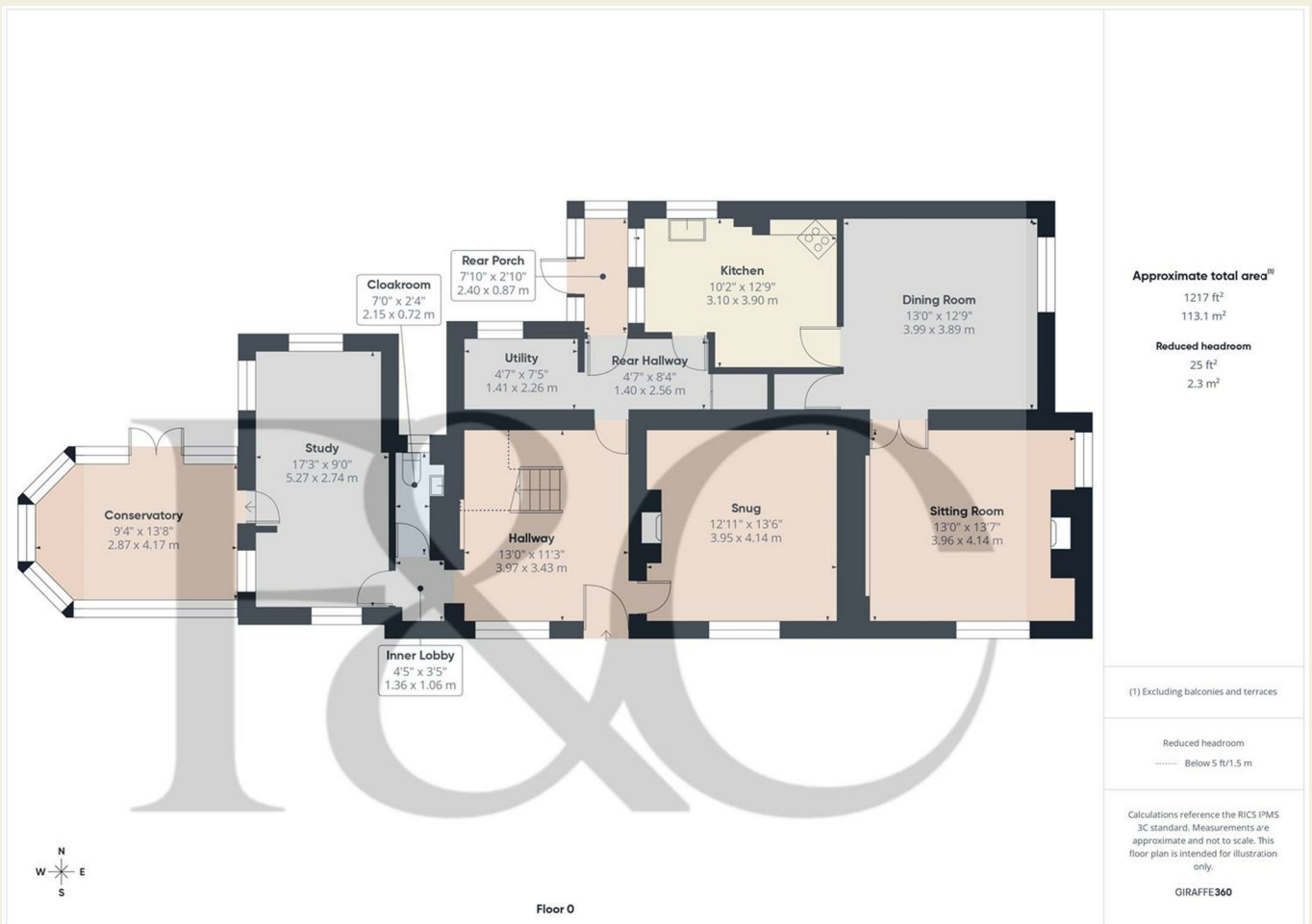
## Outbuilding

49'2"x 13'9" (14.99mx 4.19m )

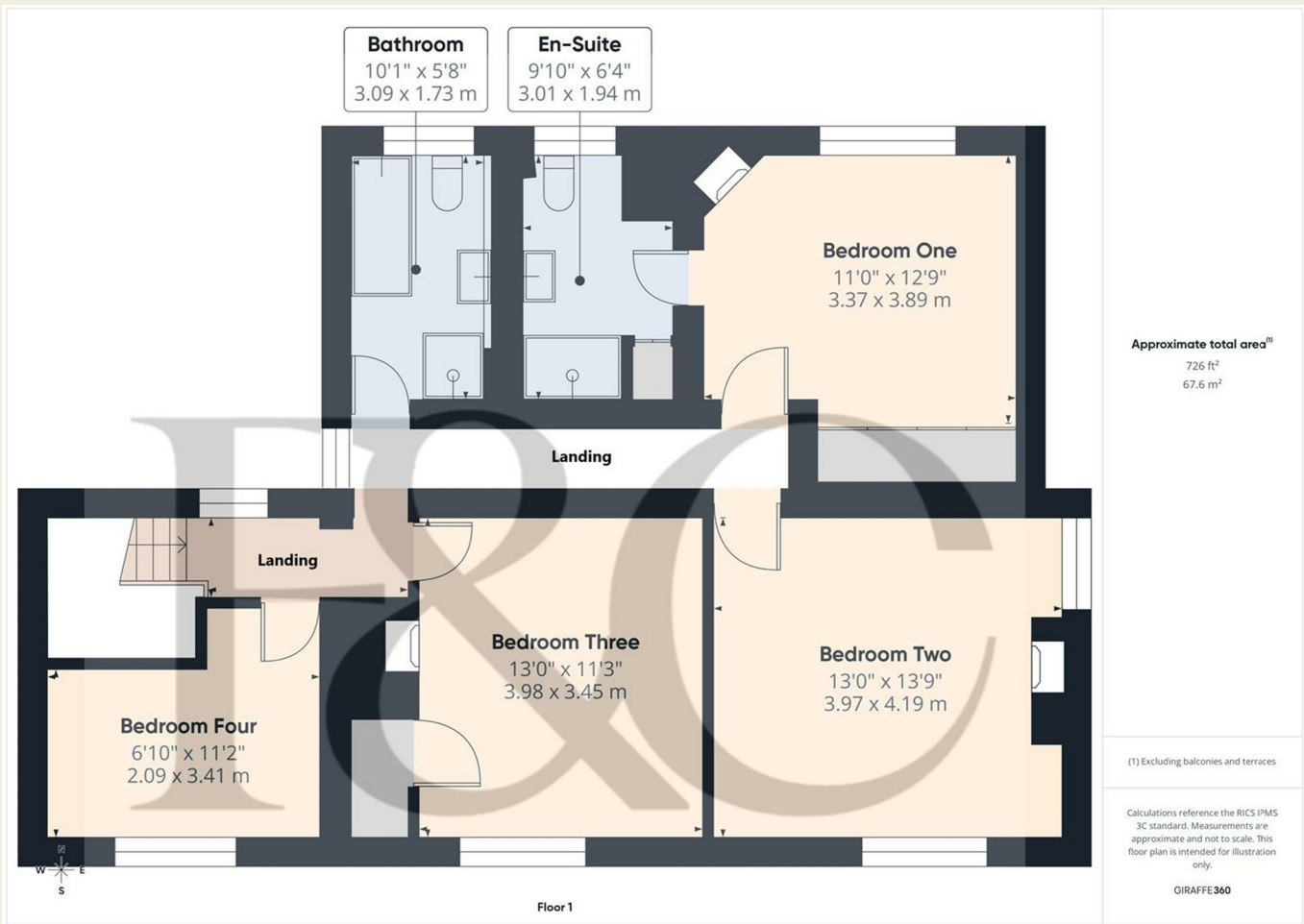
Offering potential for garages, workshop, annexe, ( subject to planning permission ). There is vehicle access to this outbuilding and also provides further car parking spaces.



## Council Tax Band F



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>52</b>	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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