Churchfields Cottage

Church Lane, Ellastone, Ashbourne, DE6 2HB

John German







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£600,000

An attractive three-bedroom detached stone cottage in the popular village of Ellastone, set within approximately 0.6 acres with stunning countryside views. Offering versatile living accommodation, generous gardens, car port and outbuildings. No upward chain.

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Churchfields Cottage is an attractive three-bedroom detached stone cottage, occupying a superb plot of approximately 0.6 acres in the popular village of Ellastone. Enjoying an impressive approach and far-reaching countryside views in several directions, the property offers an excellent opportunity for buyers seeking a character home with generous outdoor space in a desirable rural setting. The cottage combines traditional charm with practical family accommodation, making it well suited to couples and families looking to enjoy country living whilst remaining part of an established village community.

The accommodation offers a versatile layout, comprising a welcoming sitting room with log burner, a separate dining room, fitted kitchen and a garden room providing additional living space with views over the grounds. A further study offers flexibility for those working from home or requiring an additional reception room, whilst a guest cloakroom completes the ground floor accommodation. To the first floor, the principal bedroom benefits from its own en-suite facilities, with two further double bedrooms served by a family bathroom.

Externally, the property is particularly appealing, standing within approximately 0.6 acres of grounds which provide plenty of space for outdoor enjoyment, gardening and family activities. The attractive setting and open countryside views in multiple directions are key features, creating a real sense of space and privacy. A car port and useful outbuildings provide additional parking and storage facilities, further adding to the practicality of this country home.

Ellastone is a well-regarded village offering a welcoming community atmosphere, a popular local pub and other village amenities. The property is also conveniently positioned for access to Ashbourne, Uttoxeter, Denstone and Alton, providing a good balance between peaceful countryside living and access to nearby towns and everyday facilities.

Offered for sale with no upward chain, Churchfields Cottage represents an excellent opportunity to acquire a characterful detached stone property in a sought-after village location, with substantial grounds, attractive views and flexible accommodation suited to a range of buyers.

A wooden entrance door opens into a useful entrance porch, featuring tiled flooring and providing a practical space for coats and outdoor footwear. A further door leads through to the reception hall, providing access to the ground floor accommodation and staircase to the first floor.

The kitchen continues the tiled flooring and is fitted with a range of wall and base units, incorporating roll-edge work surfaces with an inset 1 ½ stainless steel sink, adjoining drainer and chrome mixer tap, complemented by tiled splashbacks. Beneath the work surfaces are a selection of cupboards and drawers, together with space for a freestanding electric cooker and space and plumbing for both a dishwasher and washing machine. A range-style oil-fired cooker also houses the central heating boiler, whilst complementary wall-mounted cupboards provide additional storage.

Continuing through the accommodation, the dining room features wooden flooring and benefits from dual-aspect windows to the front and side, allowing plenty of natural light into the room.

The living room is an attractive reception space, enjoying windows to the side with views across the surrounding countryside. An inset log-burning stove, set upon a stone hearth, forms the focal point of the room and adds to the cottage's character. From here, doors lead through to the adjoining study, whilst French doors open into the garden room.

The garden room is a particularly appealing addition to the accommodation, featuring tiled flooring and roof windows which allow natural light to fill the space. uPVC French doors open directly onto the rear garden, providing a lovely outlook down the length of the grounds and across the surrounding countryside. This is an ideal space to sit and enjoy the gardens and views throughout the seasons. There is also a useful guest cloakroom.

Also accessed from the living room is the study, a versatile room which could equally serve as a home office, children's playroom or additional reception room, depending on individual requirements. The room enjoys attractive views across the rolling countryside, making it a pleasant and flexible space.

Moving onto the first floor landing, which provides access to all three bedrooms and the family bathroom, together with a loft hatch. The principal bedroom is a spacious double room, enjoying dual-aspect windows to either side of the property, allowing excellent natural light and providing far-reaching views across the surrounding countryside. The bedroom is served by its own en-suite bathroom, fitted with a pedestal wash hand basin, low-level WC and bath, together with a separate corner shower enclosure housing a chrome mains-fed shower. The en-suite also benefits from tiled flooring and a window to the rear, which enjoys further countryside views.

There are two additional double bedrooms, providing comfortable accommodation for family members or guests. One of these benefits from fitted wardrobes, offering useful built-in storage, whilst the other enjoys attractive views across the garden and surrounding countryside and includes a further loft access hatch.

Completing the first floor accommodation is the family bathroom, fitted with a suite comprising a wash hand basin, low-level WC and bath with chrome mixer tap and electric shower over. Tiled flooring and an electric heater complete the room.

Externally, the property occupies an impressive plot extending to approximately 0.6 acres, with a large gravelled driveway providing generous off-road parking and access to the car port and useful outbuildings. The extensive gardens are predominantly laid to lawn, providing an excellent amount of outdoor space, with a patio seating area ideal for outdoor dining and entertaining whilst enjoying the attractive countryside setting. There is also a pond and towards the foot of the plot is a dedicated vegetable and kitchen garden space, ideal for those wishing to grow their own produce. The grounds enjoy stunning views across the surrounding rolling countryside, providing a wonderful sense of space and an attractive rural outlook in several directions.

What3Words: ///flippers.dollars.pilots
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: The sale is subject to Grant of Probate.
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: Septic tank
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: East Staffordshire Borough Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23102026


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Ground Floor





Floor 1

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Approximate total area(1)

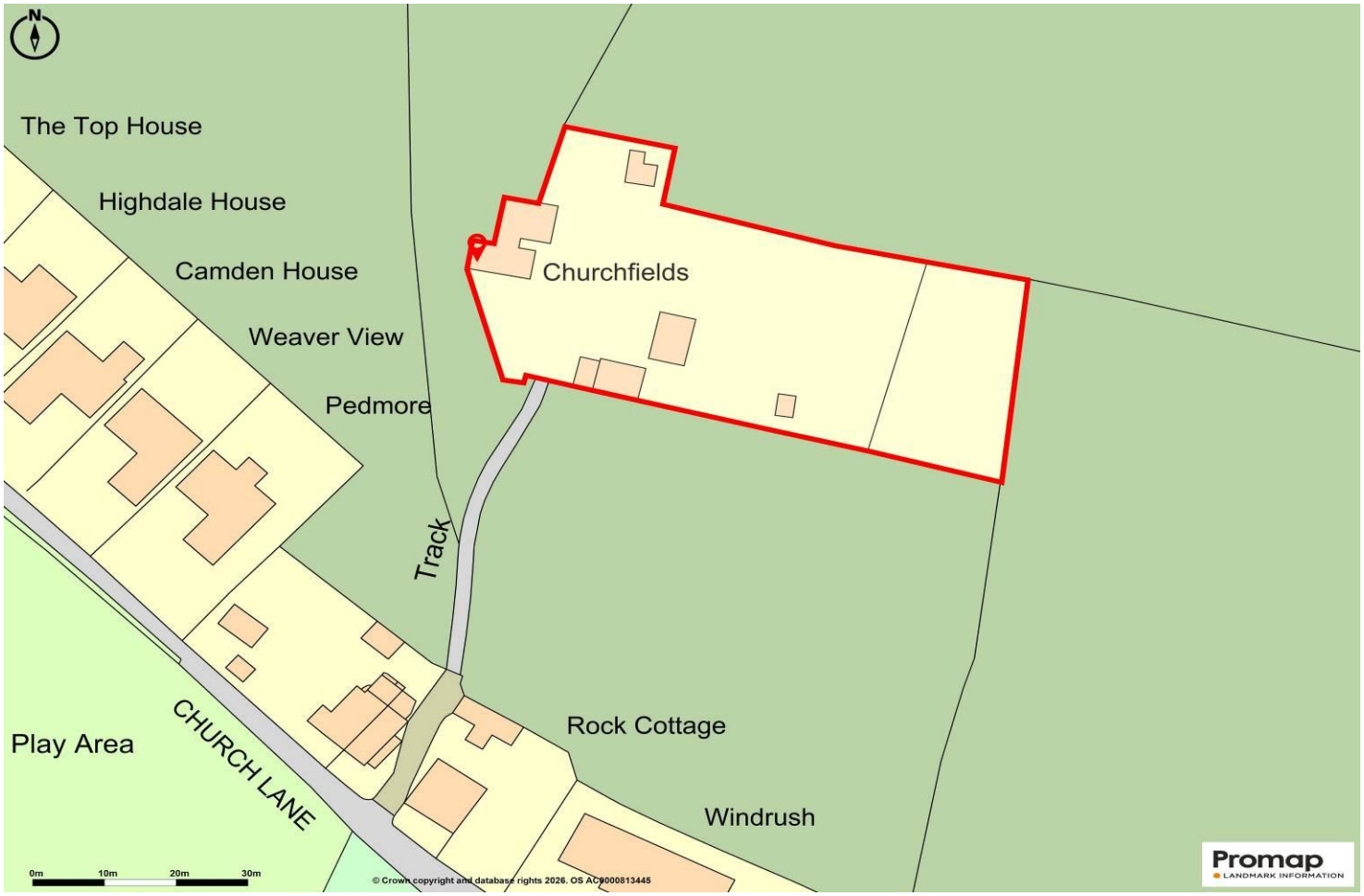
121.5 m²

1308 ft²

(1) Excluding balconies and terraces

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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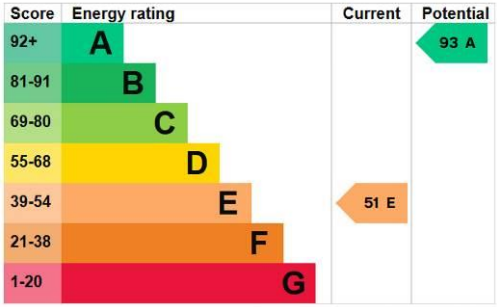
Agents' Notes

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.

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.

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.









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