Hall Lane

Middle Mayfield, Ashbourne, DE6 2JT

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£375,000

Detached character cottage in popular Middle Mayfield with three double bedrooms, two bathrooms and versatile three/four reception rooms. Countryside views, gardens, ample parking and double garage. Scope to modernise and no upward chain.

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Rose Cottage is situated in the popular hamlet of Middle Mayfield, approximately three miles from the market town of Ashbourne and close to the southern edge of the Peak District National Park. Ashbourne provides a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, while the surrounding countryside offers excellent opportunities for walking and other outdoor pursuits. The location is also well placed for access towards Uttoxeter, Derby and Stoke-on-Trent, making it a convenient semi-rural setting for a range of buyers.

A wooden entrance door opens into the entrance porch, with quarry tiled flooring and a further wooden door leading into the reception room. The reception room features a brick fireplace with an open fire and quarry tiled hearth, forming the focal point of the room. There is a staircase to the first floor with a useful understairs storage cupboard, while dual aspect windows provide natural light from the front and rear. Doors lead through to the sitting room and utility room. The sitting room is also dual aspect, with windows to the front and rear. A brick fireplace with quarry tiled hearth and inset log burner provides a central feature, while an opening leads through to the kitchen. The kitchen has tiled flooring and rolled-edge work surfaces incorporating a 1 ½ stainless steel sink with tiled splashbacks. There is a range of base cupboards and drawers, an integrated double electric oven and grill, space for a fridge, and an electric hob, together with complementary wall-mounted cupboards. An opening leads through to the dining room. The dining room has a door providing access outside and features two character fireplaces, including an exposed brick fireplace and a stone fireplace with an oak lintel. The utility room features quarry tiled flooring with an exposed stone and brick wall. Forming a useful link between the main house and the garage, the space offers flexibility for a variety of uses. Dual aspect windows and doors to both the front and rear provide access outside, with a further door leading into the ground-floor wet room.
The wet room is fitted with a wash hand basin, low-level WC and electric shower.
On the first floor, the landing benefits from windows to two aspects and provides access to the three bedrooms and family bathroom. Bedroom one is a bright and spacious double bedroom with a Velux roof window and an additional window overlooking the garden and surrounding countryside. Bedroom two is a further double bedroom with fitted wardrobes with sliding doors and a window overlooking the garden, with attractive countryside views beyond. Bedroom three is also a double bedroom, with a window overlooking the garden and countryside beyond. The family bathroom is fitted with a pedestal wash hand basin, bidet, low-level WC and bath. An airing cupboard houses the hot water tank and header tank.

Outside, the property is approached via a tarmac driveway providing ample off-street parking and leading to the double garage. The garage benefits from power and lighting and is fitted with an electric roller door. To the rear is a low-maintenance courtyard garden with a pond, greenhouse and space for outdoor seating, providing a private area in which to relax. To the front, the property enjoys a private garden laid mainly to lawn, with mature planting, established herbaceous borders and a patio seating area.

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.
The property is located in a conservation area.
Property construction: Standard **Parking**: Off road **Electricity supply**: Mains **Water supply**: Mains
Sewerage: Mains **Heating**: Electric (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre 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: JGA01092026
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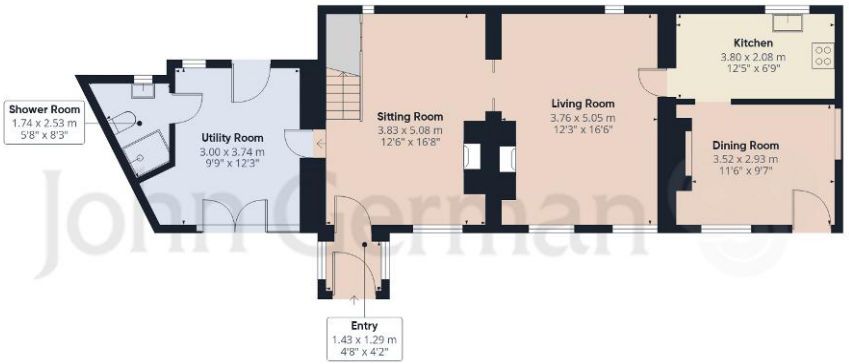



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

145.1 m²

1562 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

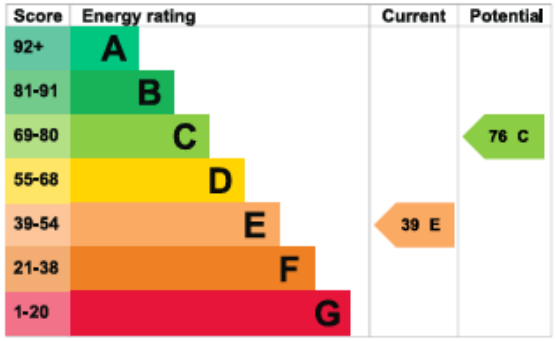
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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