



Sally Botham
ESTATES

JETTING COTTAGE
Fallgate, Nr. Ashover, S45 0EY
£675,000



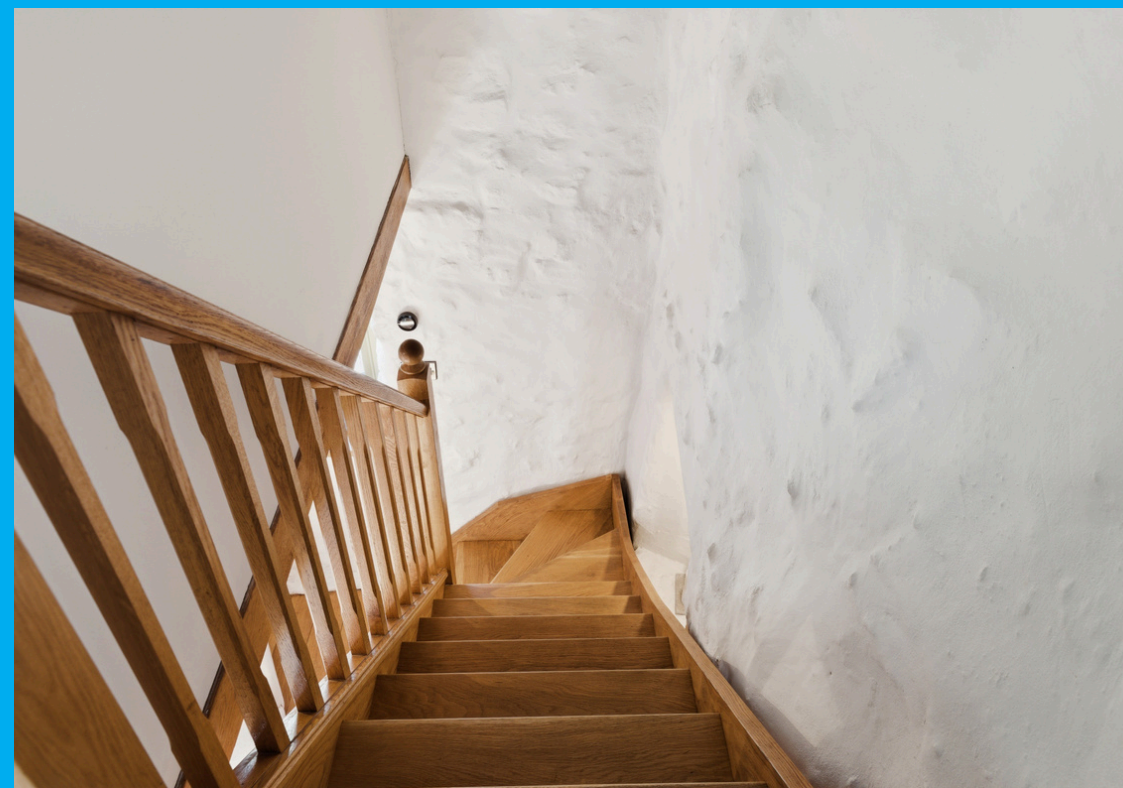
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Ideally located in a delightful rural position on the outskirts of the popular village of Ashover, this exceptionally well presented and delightfully appointed characterful cottage – parts of which are believed to date back to the 1850s, was renovated from a ruin 2012 and extended with a contemporary addition in 2021. Constructed in limestone, with sandstone quoins, heads, and windows surrounds and standing in delightful south-facing gardens extending to approx. 0.4 acres. The accommodation offers: four bedrooms; family bathroom; sitting room; spacious dining kitchen; and hallway with ground-floor WC. The property has ample driveway parking, with planning consent for the erection of a detached studio. Within the garden, there is a purpose-built home office with planning consent to extend, and a timber shed with planning consent for a larger timber workshop.

Entering the property via a half-glazed stable-style entrance door, which opens to:

RECEPTION HALLWAY

Having stone flags to the floor with an inset mat-well, coat hanging space, and contemporary vertical column central heating radiator. An oak-framed door opening leads to:

DINING KITCHEN

A delightfully spacious room with bifold patio doors opening onto the flagged terrace and the gardens, and with views to the wooded hills that surround the area. The room has ceramic tiles to the floor with under-floor heating. The kitchen is fitted with a good range of shaker-style units, with cupboards and drawers set beneath a quartz worksurface with a matching splashback. Set within the worksurface is a Belfast-style sink, with mixer tap with boiling water facility. There are wall-mounted storage cupboards with under-cabinet lighting. Within the room, there is space and connection for a range-style cooker, with a gas and electricity supply. Over the cooker space is an extractor canopy that is vented to the outside. There is an integral 12-place-setting dishwasher, and concealed within the cupboards is space and connection for an automatic washing machine and tumble dryer. There is space within the kitchen for a fridge-freezer, and ample space for a family dining table. The room is illuminated by downlight spotlights and wall lamp points. There is a feature exposed stone wall.

From the reception hallway, an oak batten door with thumb-latch opens to:

GROUND FLOOR WC

Having stone flags to the floor following through from the hallway. There is a dual-flush close-coupled WC, and sited within the room is the Worcester gas-fired boiler, which provides hot water and central heating to the property.

SITTING ROOM

Having dual-aspect double-glazed sliding sash windows, and a glazed entrance door opening onto the terrace and gardens. The room has exposed oak beams to the ceiling with a heavy central beam, polished oak flooring, and a feature fireplace with a dressed stone surround and raised hearth, housing a log-burning stove. The room has painted rustic walls with illuminated niches. There are column-style central heating radiators with thermostatic valves, and a television aerial point with satellite facility.

An oak staircase with open spindles and newels rises to:

FIRST FLOOR LANDING

Having a front-aspect double-glazed sliding slash window and an aluminium double-glazed window. The first floor has recently been carpeted throughout with high-quality carpet. The landing has two column central heating radiators with thermostatic valves. Contemporary oak doors lead to:

BEDROOM ONE

Having dual-aspect aluminium double-glazed windows with superb views over the gardens towards Ashover Hay. The room has a range of fitted furniture, providing hanging space, basket drawers, and storage cupboards. There is a cast iron column central heating radiator with thermostatic valves.

BEDROOM TWO

Having a rear-aspect rooflight window and cast iron column central heating radiator.

BEDROOM THREE

Again, with a rear-aspect rooflight window and cast iron column central heating radiator.

FAMILY BATHROOM

Located in the older part of the property with a painted rustic stone wall, polished solid wood flooring, and rooflight window. Suite with: panelled bath, having mixer taps and over-bath shower with monsoon-style rain head and handheld shower spray, and concertina shower screen; pedestal wash hand basin with tile splashback; and dual-flush close-coupled WC. The room has a chrome-finish ladder-style towel radiator, and an extractor fan.

BEDROOM FOUR

With a low-level double-glazed sliding sash window overlooking the driveway, and a further rooflight window flooding the room with natural light. There is a column central heating radiator with thermostatic valve. An oak door with thumb latch opens to a storage cupboard over the head of the stairs with a hanging rail.

OUTSIDE

The property is approached via a sweeping, gated driveway, which provides off-road parking for several vehicles. From the driveway, a double five-bar gate gives access to the garden, where there is a consent for the erection of a large detached studio.

From the driveway, steps rise through a limestone rockery to a large flagged terrace, running the length of the front of the house and enjoying a southerly aspect. Beyond the terrace is a good-sized area of garden, mainly laid to lawn, and interspersed with ornamental shrubs. Beyond a native hedgerow, the garden falls to a southerly sloping area planted with young fruit trees and a further native hedge. Steps rise to an upper area of garden, again, laid to lawn, with a stumpery, and borders with ornamental shrubs. A gravel terrace has raised beds, ideal for growing vegetables. There is currently a timber garden shed with planning consent for a larger replacement timber-constructed workshop.

Within the terrace is:

HOME OFFICE

A recently-constructed, contemporary-design space with planning consent for further extension. Having double-glazed entrance door, ceramic tiles to the floor, and dual-aspect double-glazed windows, flooding the room with natural light. There is a range of built in solid oak office furniture with a worksurface with storage drawers beneath and open display shelves over with oak effect acoustic panelling. There are wood-effect ceramic tiles to the floor, with electric under-floor heating. A sliding oak door opens to:

SHOWER ROOM

A wet-room shower with mixer shower; contemporary wall-hung wash hand basin; and dual-flush close-coupled WC. There was a ladder-style towel radiator. There is planning consent for a two-metre extension to the office.

OUTSIDE (continued)

The property has outside lighting on PIR sensors, power, and water supplies. There is cabling installed for the planned detached studio, including cabling for an electric vehicle charging point, if required.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

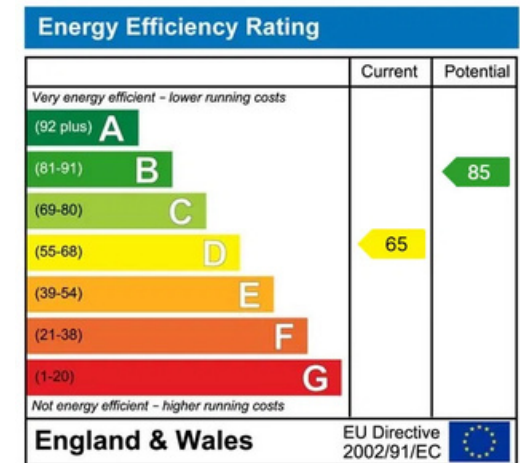
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'B'

DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield: after descending Slack Hill, turn right after the Kelstedge Inn along the B6036 Ashover Road. Continue for approximately 1.6 miles, turning right at Fallgate sign posted to Milltown. As the road bends to the left, turn right into Jetting Street, where the property can be found on the left-hand side.



Disclaimer

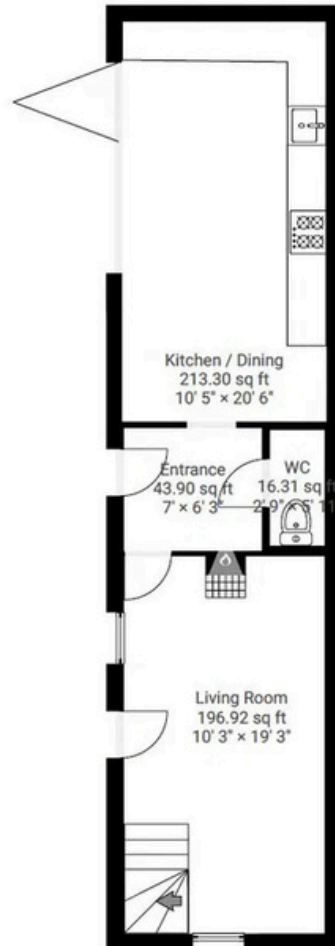
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Jetting Cottage, S45

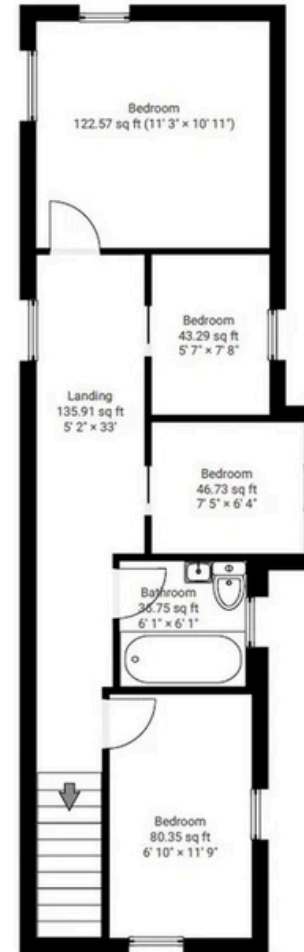
DETAILS

Total area: 1059.02 sq ft

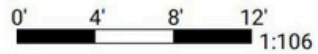
▼ **Ground Floor** TOTAL AREA: 593.80 sq ft



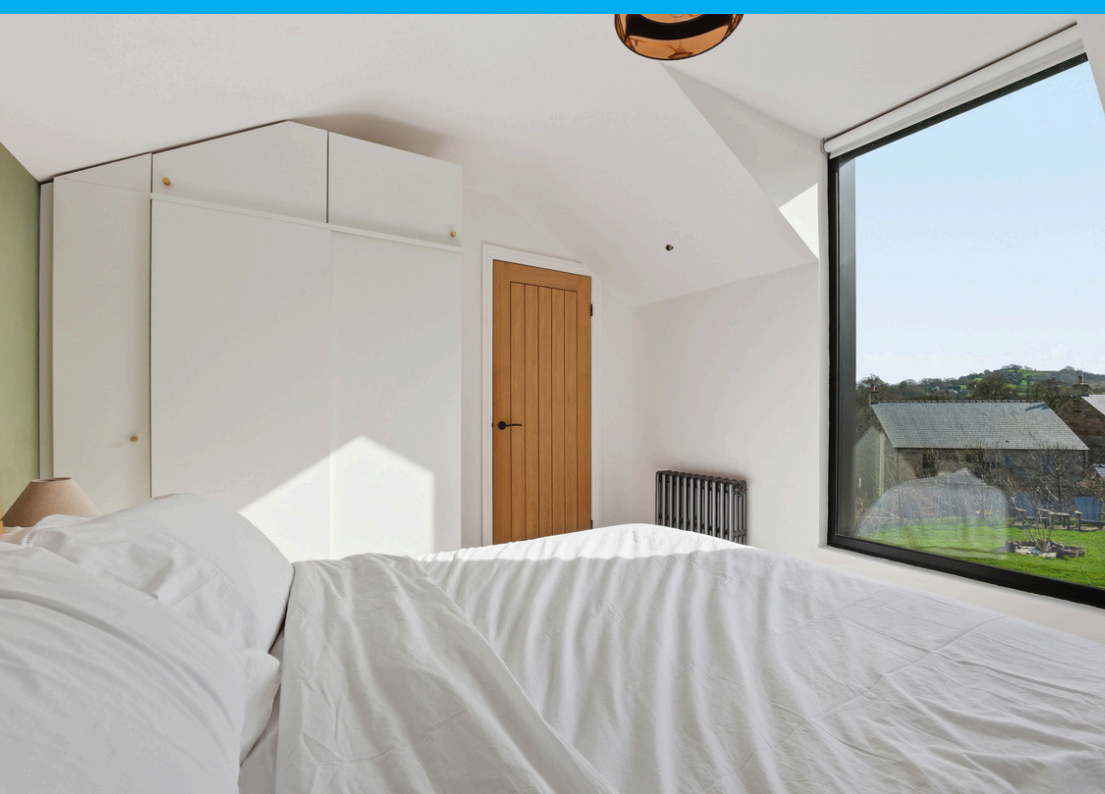
▼ **1st Floor** TOTAL AREA: 465.22 sq ft



This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.



















03 New Outbuilding 3D Visuals

Proposed 3D Visuals





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