

# Millway Lane

Milldale, Ashbourne, DE6 2GB

John   
German





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£595,000

A charming 4/5 bedroom detached country residence set in 0.5 acres enjoying stunning valley views, with an additional adjoining 1 bedroom annex/holiday let, located on the outskirts of Milldale.



Milldale is a delightfully positioned hamlet with only a dozen or so cottages at the northern end of Dovedale, being approximately 7 miles from Ashbourne. It attracts walkers coming to explore the beautiful Dove Valley, with its famous Stepping Stones and unique rock formations. There are also many other excellent walks in the area that either start or pass through Milldale.

### **Accommodation**

A glazed entrance door opens into the reception hall with flagstone floor and stairs off to the first floor. On your right is the fitted breakfast kitchen fitted with a range of cream base and wall mounted units with solid granite work surfaces over and a Belfast sink. There is an electric range cooker, plumbing for a dishwasher, space for a fridge freezer and a concealed LPG boiler. Flagstone flooring runs throughout and a door leads out to the rear.

Across the hall is the sitting room having a feature stone fireplace housing a log burning stove set on a solid stone hearth, beamed ceiling and double doors opening to the dual aspect dining room that takes advantage of the views across Milldale Valley.

Also on the ground floor is a luxurious refitted shower room having a white three-piece suite, heated towel rail and tiled floor.

A useful utility room has base and wall mounted units with roll top work surfaces over, plumbing for a washing machine and space for a dryer together with stone floor and a secondary set of stairs leading to the first floor.

The principal staircase gives access to the main landing off which are three bedrooms served by a family bathroom having a white suite including a roll top bath and a separate shower cubicle with mixer shower. The master bedroom has fitted cupboards in the eaves.

The second landing area gives access to a further bedroom plus a bedroom/study.

An adjoining annex is currently used as a holiday let but would also be ideal for a dependant relative if required. It has a separate private access leading into an entrance hall with stairs leading off.

A ground floor bedroom has an exposed stone wall, and a fitted bathroom has a white suite, and exposed stone wall.

On the first floor is an open plan kitchen and living room with feature exposed floor, skylight and beamed ceiling. The kitchen is fitted with base units with roll top work surface and sink, wall mounted shelving and space for a cooker.

### **Outside**

Gated access leads to a spacious gravelled driveway and parking area. The property is set on a large plot surrounded by mainly lawned gardens, the front elevation overlooks the Milldale Valley. An additional raised garden provides a lovely seating area with a stone wall and display borders.

The majority of the garage has been converted but still offers space for storage.

**Note:** A footpath runs through the lower lawn.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity. LPG gas central heating. Private drainage via a septic tank. Broadband Internet connection. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)      [www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)

**Our Ref:** JGA/19022021

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band













Photos of Annex / Holiday Let





GROUND FLOOR

# John German



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents' Notes**

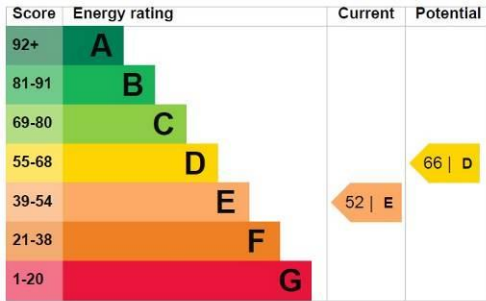
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**Referral Fees**

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Local Area

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 Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk Sales and Lettings Agent**



