

# Hopedale

Alstonefield, Ashbourne, DE6 2GD

John  
German









A photograph of a stone cottage with a chimney, partially visible on the right side. The foreground is a large, green lawn. In the middle ground, there is a well-manicured garden with various plants, including purple and yellow flowers. The background is filled with tall, leafy trees under a clear blue sky.

# Hopedale

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**£575,000**

**A delightful detached four bedroom stone cottage nestled on the bottom of the valley in Hopedale, with beautiful landscaped gardens extending to 0.3 acres and a double garage.**



This beautiful, detached stone cottage is nestled at the bottom of the valley in Hopedale within the sought-after Peak District National Park, close to Milldale and Dovedale, ideal for those outdoor enthusiasts with many lovely countryside walks nearby. The extended gardens enjoy views over world famous Derbyshire countryside having craggy hillsides with grazing sheep and historic stone walls. The property is generously proportioned and retains many original features throughout including exposed beamed ceilings and stunning fireplaces with wood burning stoves.

The nearby village of Alstonefield has a thriving community with its own website [www.alstonefield.org](http://www.alstonefield.org), a village hall and many groups and classes offering a real village spirit.

#### Accommodation

Main entrance door opens into an open plan L-shaped farmhouse style kitchen with a range of base and wall mounted units with solid wooden work surfaces over and an oil-fired Aga, independent of the heating. There are spaces for a cooker and dryer, together with plumbing for both a washing machine and dishwasher. Flagstone floor runs throughout, and a wooden staircase leads off to the first floor.

Off the kitchen is a snug with a feature original stone fireplace housing a wood burning stove, flagstone floor and a second staircase leads to the first floor. Steps lead down to a stunning sitting room, again with feature stone fireplace housing a wood burning stove, dual aspect windows, beamed ceiling and a door to the rear.

Stairs from the kitchen lead up to a study landing area that gives access to the principal bedroom enjoying lovely views over the rear, bedroom four and a bathroom which has been fitted with a white three-piece suite.

Stairs from the snug lead up to a split-level landing giving access to a dual aspect guest bedroom, bedroom three and a bathroom with a four-piece suite including a corner bath, double width shower cubicle, painted wooden flooring and exposed wooden ceiling.

#### Outside

A driveway gives access to a double garage with power and lighting. The lovely landscaped rear garden has several tiers of lawns retained by dry stone walls, display borders and beds packed with a variety of herbaceous perennials and shrubs plus a garden pond. A raised decked area provides a lovely outdoor sitting area and there is gated access to a vegetable plot that also has a shed. At the top of the garden the seller has recently purchased an additional parcel of land which encloses the property beautifully and has the best far reaching views over the surrounding countryside. Attached to the side of the property is an outbuilding that houses the Worcester Greenstyle boiler.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffs Moorlands.gov.uk/sm/council-services/planning-and-buildings](http://www.staffs Moorlands.gov.uk/sm/council-services/planning-and-buildings)

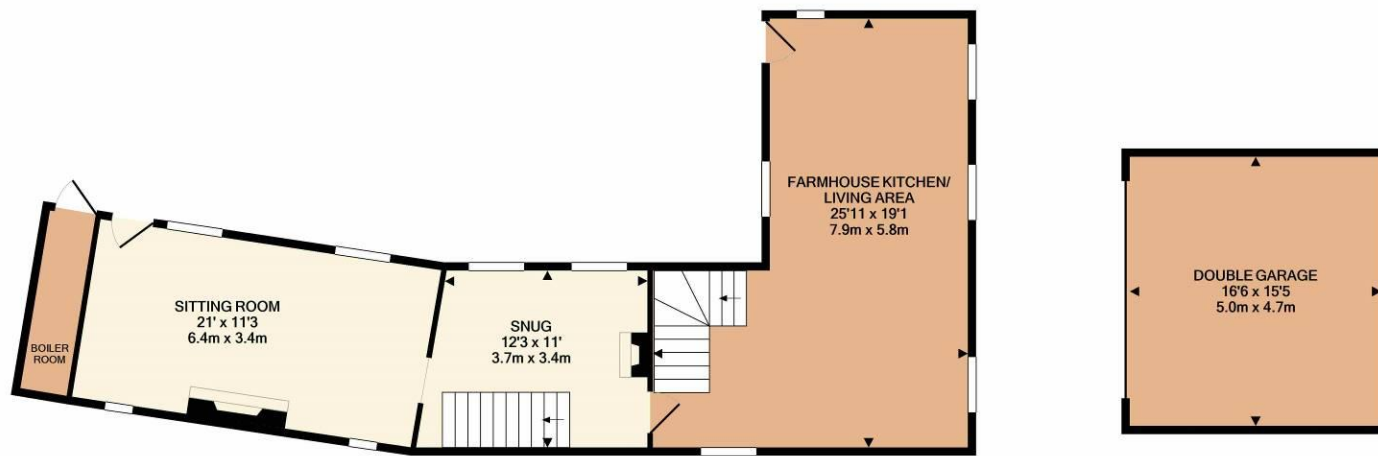
**Our Ref:** JGA/07122021

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









GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E		
21-38	F	31   F	
1-20	G		



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