

Wootton Road

Ellastone, Ashbourne, DE6 2HA



Oozing character & charm throughout, The Old Butchers Shop lends itself to being a perfect holiday home or let & ideal for downsizers, within walking distance to a highly reputable public house in the village. With the benefit of off-street parking, integral garage, double glazing & oil central heating.

Offers over £300,000

John German 

Elastone is well placed for Ashbourne, the gateway to the Peak District along with travel to the A50 for Derby, the M1 and M6.

A solid oak entrance door opens directly into the hallway which also houses the oil-fired boiler and in turn gives access to a modern and spacious contemporary shower room equipped with a low level WC and wash hand basin, walk-in tiled shower with glazed enclosure and heated towel rail.

There is a most charming and attractive sitting room with high vaulted ceiling, exposed purlins and excellent wall timbers together with a brick recessed fireplace housing an oil fired stove in the style of a log burner with storage to the side and oak beam over.

Attractive quality oak flooring runs underfoot and stairs lead off to a separate study/office area which in turn has patio doors opening directly to the delightful patio garden.

The spacious dining kitchen features exposed timbers and is equipped with a range of shaker style base and wall units surmounted by granite worktops with upstands and an inset stainless steel sink with mixer tap. a range of Bosch appliances include an electric hob with extractor hood over, inset combination microwave grill and oven plus a separate electric fan oven, washer/dryer, fridge and dishwasher.

From the kitchen a solid oak door leads out to the front, an internal door gives access to the garage and stairs rise to the first floor.

The attractive landing has built in storage cupboards and fabulous exposed roof timbers. There is a cloakroom with WC and wash hand basin plus two double bedrooms with vaulted ceiling and exposed timbers plus velux roof lights.

Outside, to the front is a block paved driveway providing off road parking with a natural stone wall boundary and access to the garage which is equipped with an up and over door, power and light. A side pedestrian gate gives access to a useful bin store area and has a step rising to the rear attractive patio style garden having paved areas and borders. A useful summerhouse has power and light. The garden has outside lighting and a tap.

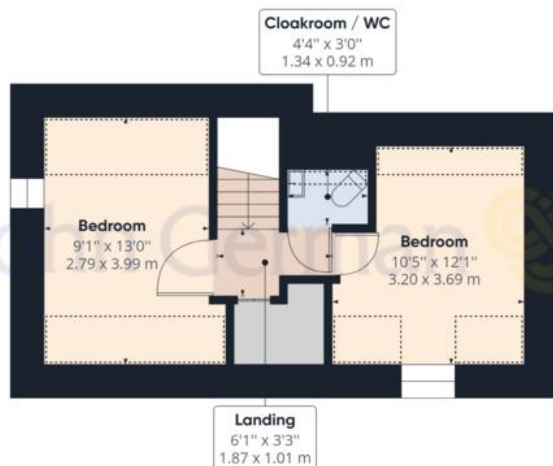
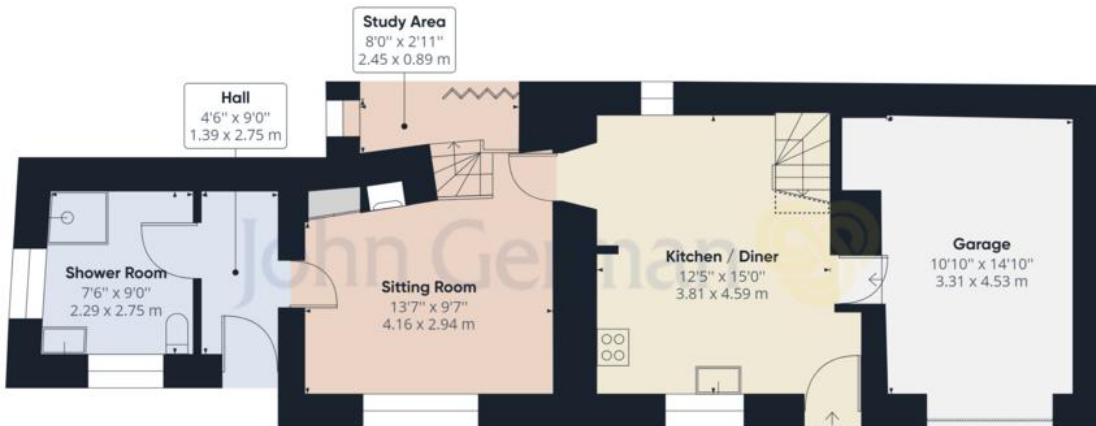
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains electricity and water. Oil fired central heating. Drainage is to a private cesspit at the front. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.eaststaffsbc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11082022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



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Approximate total area⁽¹⁾

975.70 ft²
90.65 m²

Reduced headroom

88.77 ft²
8.25 m²

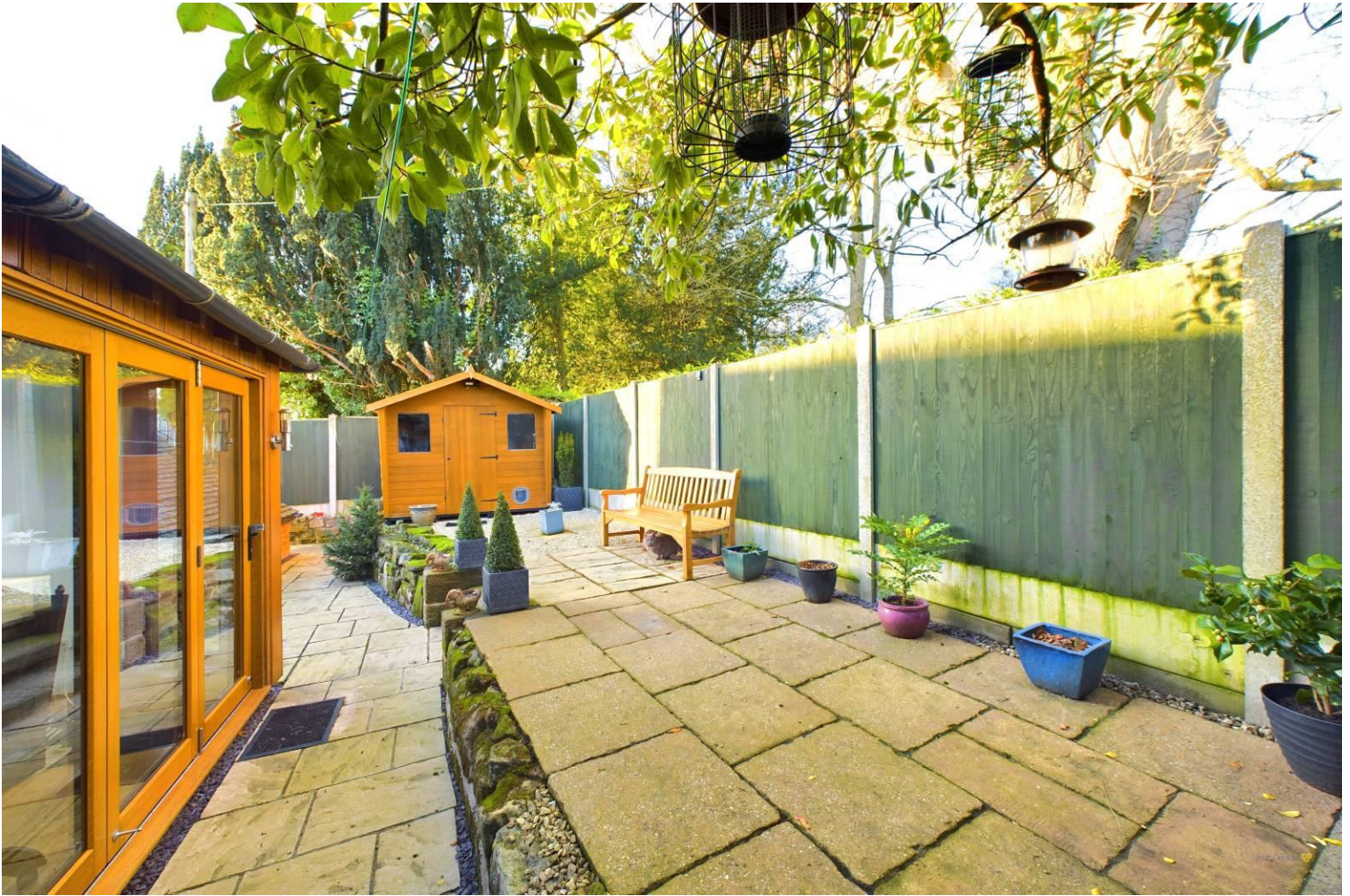
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	72 C
39-54	E		
21-38	F		
1-20	G		



John German

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Agents' Notes

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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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