

Rakes Cottage

Alstonefield, Ashbourne, DE6 2FS



This lovely character stone cottage sits routed to the rugged landscape of the peaks and is steeped in the history of the area. With plenty of potential to modernise internally, the plot is full of possibilities extending to over a quarter of an acre surrounded by the most spectacular countryside.

£475,000

John German

When you think of stone cottages the first thing that comes to mind are those romantic roses around the door and this lovely property has just that. Step inside a small entrance lobby with a wall light, hanging space for coats, beamed ceiling, quarry tiled floor and a latch door leading onto the living accommodation. Those latch doors are a feature of the property and are repeated throughout.

The first room you will enter into is a large reception hall with a beamed ceiling, window to the front, radiator and stairs leading up to the first floor. There is plenty of room for a writing desk and comfy chair.

Moving on through the property to the right hand side is the lounge with windows to the front and side elevations, two central heating radiators, wall lights and a beamed ceiling. The focal point of the room is a brick fireplace with wooden mantle and a quarry tiled hearth fitted with a cast-iron wood burning stove.

To the left hand side of the entrance hall is the dining room again overlooking the front elevation with a beamed ceiling, central heating radiator, fireplace and its own front entrance door. The dining room leads onto the breakfast kitchen with a window overlooking the side garden with views of those spectacular peaks and valleys in the distance. Fitted with a comprehensive range of base and eye level units, roll edge worksurfaces, an inset stainless steel sink, tiled splashbacks, built-in double oven and a halogen hob with extractor hood over. There is space for a fridge and a slightly raised dining area lies to the rear that has a central heating radiator.

Unusually for a cottage there is a large utility room featuring a skylight, quarry tiled floor and a stable door opening to the side. Fitted with plenty of storage units, roll edge worksurfaces, inset stainless steel sink, tiled splashbacks, plumbing for washing machine and free standing central heating boiler. Ground floor WC fitted with a two piece suite.

On the first floor the two large double bedrooms are set at either side of the landing both featuring windows to the front and central heating radiators whilst the larger of the two also has stunning exposed beams as well as a skylight.

Finally completing the internal accommodation is the bathroom which has a window to the front, radiator, extensive tiling to splashback areas and is fitted with a full four piece suite comprising low flush WC, pedestal hand wash basin and a shower enclosure. The panelled bath is located in its own separate private alcove with a second radiator and an extractor fan.

Outside, the property is side on to the road and set back behind a lawned side garden with a dry stone boundary wall with ornamental borders. The driveway leads up past the cottage to a detached double garage with two vehicular access doors in front of which is parking and turning space.

The garden continues on the opposite side of the driveway behind a post and rail fence and around to the rear where there is a greenhouse and an enclosed vegetable patch. The plot has great untapped potential for many different purposes sure to appeal to a wide range of potential buyers with a range of aspirations.

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

Services: Mains water and electricity. Oil central heating. Drainage is via a septic tank. Purchasers are advised to satisfy themselves as to their suitability.

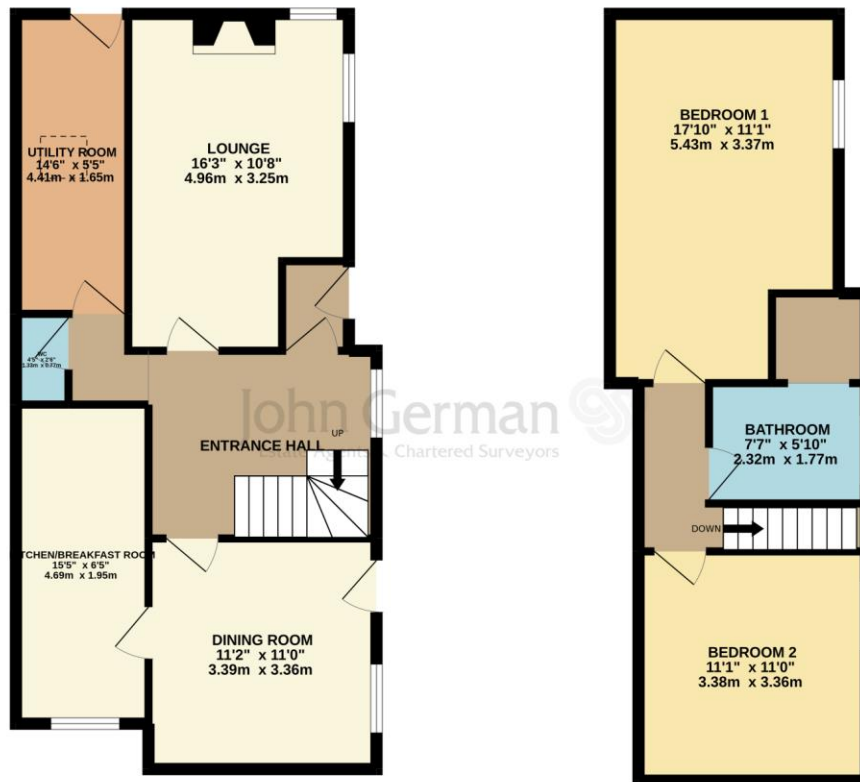
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffs Moorlands.gov.uk

Our Ref: JGA/05092022

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

GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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