

# Main Road

Middle Mayfield, Ashbourne, DE6 2JT



Charming cottage lovingly refurbished over the last 2 years. The layout provides cosy rooms with plenty of character overlooking a beautiful double width garden. Set in the village of Mayfield surrounded by miles of spectacular open countryside.

£270,000

John German

About the area - Middle Mayfield is lovely hamlet on the edge of Ashbourne surrounded by spectacular open countryside with access straight onto an ancient ridgeway which is part of the Limestone Way. Just a few minutes away is the centre of Ashbourne which is known as the gateway to the Peak District - a pretty market town boasts a full range of local amenities. Uttoxeter is less than 20 minutes' drive away and there is also access to the A52 between Derby and Stoke and the A515 to Buxton.

Entrance to the property is via a composite entrance door with double glazed panels opening into the main lounge with a rustic feature fireplace with decorative brick, tiled hearth and wooden mantle housing a clear view cast-iron stove. A uPVC double glazed window overlooks the front elevation, central heating radiator, tongue and groove panelling to dado rail height, stairs rising to the first floor, wall lights and ceiling spotlights.

Moving through the property into the dining kitchen which is fitted with a range of base units with a real wood work surface and an inset double Belfast sink. The rest of the kitchen is free standing with two co-ordinating dressers, two base units, a wall unit and two wall mounted plate racks. Spaces have been left for a range of appliances including a "Rangemaster" range with double oven and grill and a gas hob, extractor hood over, plumbing for washing machine and space for a fridge freezer. A uPVC double glazed window overlooks the rear garden, there is laminate flooring, two vertical central heating radiators, ceiling spot lighting and three pendant lights illuminating the dining area. Bi-fold doors open into the conservatory that has uPVC double glazed windows and a matching glass roof, an entrance door opening out onto the rear garden plus laminate flooring.

There is a ground floor WC fitted with a two piece suite comprising low flush WC and washbasin, laminate flooring, ceramic tiling to half wall height.

Off the first floor landing doors lead off to the bedrooms and bathroom which is fully tiled and fitted with a three piece suite comprising low flush WC, panelled bath with hair shower attachment and a wash basin encased in a vanity unit with storage beneath, chrome heated towel rail, ceiling spotlighting and an extractor fan.

Bedroom one overlooks the front elevation with a uPVC double glazed window, central heating radiator, ceiling spotlighting and a built-in over stairs wardrobe.

Bedroom two has a lovely view over the rear garden and countryside beyond with a uPVC double glazed window, radiator and built-in airing cupboard.

Bedroom three also has a views over the garden and countryside with a uPVC double glazed window and a central heating radiator.

Outside the property is set back from the road behind an open plan frontage with shared access to the rear. The fully enclosed rear garden occupies a double plot with a patio area adjacent to the house, stunning cottage style borders, a well kept lawn and a range of slow growing specimen trees. Included in the sale is a charming summerhouse and a timber garden shed.

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

**Services:** LPG central heating. Mains water, drainage and electricity 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.eaststaffs.gov.uk](http://www.eaststaffs.gov.uk)

**Our Ref:** JGA/10112022

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



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**

862.53 ft<sup>2</sup>

80.13 m<sup>2</sup>

**Reduced headroom**

17.06 ft<sup>2</sup>

1.59 m<sup>2</sup>

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



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