

# The Royal Oak Cottage

Wetton, Ashbourne, DE6 2AF



A delightful and charming detached stone cottage set at the very heart of this Peak Park village with access to wonderful countryside walks together with Thor's Cave and Manifold Way on the doorstep.

Guide Price £275,000

John German 

The Royal Oak Cottage has been a much loved family holiday retreat for many years but would equally serve as a fabulous main residence. Set at the very heart of the Derbyshire Dales in a wonderful village located opposite the village green.

The accommodation has oil fired central heating and PVCu double glazing together with a pleasant garden and car parking to the rear. Step inside the central entrance door opening to a beamed sitting room with brick fireplace housing a solid fuel stove. There is a lobby with understairs storage cupboard that in turn gives access to a second beamed reception room with dual aspect windows to the front and side together with a useful storage cupboard.

Off this is a rear hall having stairs to the first floor and PVCu patio doors opening to the rear garden, access to roof storage and this area also houses the Worcester oil fired central heating boiler. Also off the hall is a bathroom complete with panelled bath in tiled surrounds with mixer shower over, WC and pedestal wash hand basin, fully tiled walls and flooring plus a chrome heated towel rail and a wall mounted electric heater.

On the opposite side of the hall is a neat galley kitchen equipped with base and wall units, roll edge work surfaces, inset stainless steel sink and mixer tap, tiled splashbacks, various appliance spaces including plumbing for an automatic washing machine and electric cooker point. A window overlooks the rear garden.

The stairs ascend from the hallway to a landing which serves master bedroom one having built in wardrobes, window to front and velux rooflight to the rear together with second twin bedroom two also having a built in wardrobe and storage.

Outside there is access to the side leading to a rear car parking space enclosed by dry stone walls and ornamental gardens. A pedestrian side gate leads to a rear courtyard garden having paving and ornamental areas, outside lights and a garden tap. There is also a PVC oil storage tank and a very useful stone outbuilding provides additional exterior storage.

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

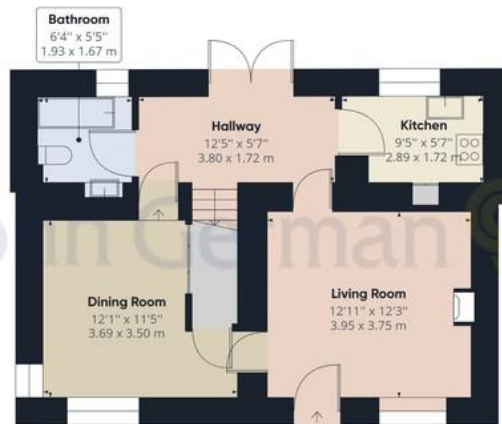
**Services:** Oil fired central heating. No mains gas. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04042023

**Local Authority/Tax Band:** TBC / Tax Band TBC



Ground Floor



Floor 1

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

806.99 ft<sup>2</sup>

74.97 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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



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#### Agents' Notes

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