

# Woodyard Cottage

Cubley, Ashbourne, DE6 2EY

John   
German









# Woodyard Cottage

Cubley, Ashbourne, DE6 2EY

Offers in region of £685,000

Charming four-bedroom detached property boasting an overall plot size of approx. 0.5 acre comprising multiple private garden areas, orchard and garaging with fine countryside views of the surrounding area. No chain.





Believed to be built around 1840, this attractive, charming four double-bedroom property has a wealth of character and charm throughout, with many original features and sits on an idyllic plot, measuring approx. 0.5 acre. Situated on the outskirts of Cubley Village, the property enjoys a peaceful and secluded setting, with good road links.

Internally briefly comprises; entrance hallway, sitting room, dining room, L-shaped dining kitchen, inner hallway with shower room off, utility room and living room. On the first floor are two double bedrooms and a bathroom. Accessed via a separate staircase, there are two other double bedrooms, each with en-suites. Undoubtedly one of the main selling features is the property's private and secluded gardens, which comprise a spacious rear lawn garden with timber summer house and fine field views, a patio seating area, a sizable front garden/orchard with an additional small paddock lawn area with greenhouse and timber shed, enjoying stunning open countryside views. Furthermore, there is a large hardstanding area/driveway for several cars with garages and workshop space, offering the potential for a home office space or conversion into ancillary accommodation (subject to necessary permissions).

The village of Cubley occupies a convenient location approximately six miles south of the renowned market town of Ashbourne, known as the gateway to Dovedale and the famous Peak District National Park. The city of Derby lies approximately eleven miles to the east. The A50 dual carriageway some four miles to the south provides convenient access to Stoke-on-Trent and the M6 motorway to the west and the city of Derby, other East Midlands centres, East Midlands International Airport and the M1 motorway to the east.

The front door opens into the entrance hallway where there is a staircase to the first floor and doors providing access to the dining room and sitting room.

Moving into the sitting room, it has traditional wooden flooring with feature brick fireplace with oak lintel and inset oil-fired burner on brick hearth, radiator, square bay window to front and window to side with door providing access to the inner hallway.

The dining room has tiled flooring, a feature open fireplace with a brick hearth, solid oak bookshelves, radiators, exposed timber beams and windows to front. A wooden latched door provides access to a spacious under-stair storage cupboard and a door off to the kitchen.

The L-shaped dining kitchen has a continuation of the tile floor, having granite preparation surfaces with inset ceramic Belfast sink and drainer with chrome mixer tap over and up stand surround. There are a range of cupboards and drawers beneath with electric fan assisted oven and grill with four ring electric hob over with extractor fan canopy, an integrated dishwasher, washing machine, AGA range cooker, fridge, freezer and complimentary wall mounted cupboards. Having windows to front and rear, with a doorway leading into the inner hallway with quarry tiled floor, which in turn has a door providing access outside to the side and a door which leads to the downstairs shower room with a wash hand basin, low-level WC and shower cubicle with mains shower and windows to rear.

The back porch has a continuation of the tile flooring with a door providing access to the rear garden, oil fired Worcester boiler, space for freestanding fridge and separate freezer and a wooden latched door to the lounge.

The lounge, with continuation of the tile flooring, has exposed beams with windows to front, side and wooden door to front, radiator, inset multifuel burner with wooden lintel and tile hearth and staircase provides access to first-floor.

On the first floor landing, doors providing access to two double bedrooms.

Bedroom one has a radiator and windows to front with large window to side enjoying excellent, elevated countryside views of the surrounding area. A door provides access to the en-suite having a white suite comprising pedestal wash hand basin with tile splashback, low-level WC, corner shower cubicle with electric shower, radiator and electric extractor fan and shaver point.

Bedroom two has a radiator, heritage roof window to front, useful eaves storage and wooden latched door providing access to the en-suite. Comprising pedestal wash hand basin with tile splashback, low-level WC, shower cubicle with electric shower over, electric extractor fan and shaver point, radiator, window to front and loft hatch access.

Please note the following rooms are accessed via the separate staircase from the front reception hallway which leads to the first floor landing having doors providing access to two double bedrooms and a family bathroom.

Bedroom three has useful built-in wardrobes and cupboards, radiator and window to front.

Bedroom four has an original feature cast-iron open fireplace, latched door provides access to useful storage cupboard, radiator and window to front.

The family bathroom has a white suite with Heritage pedestal wash hand basin, low-level WC, heritage bidet and jacuzzi bath with chrome mixer tap and handheld showerhead over. Having useful built-in cupboards housing hot water tank, loft hatch access, radiator and a window to rear.

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

**Services:** Oil fired central heating. Septic tank drainage. Mains water 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.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/05062023

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band F





John German

John German









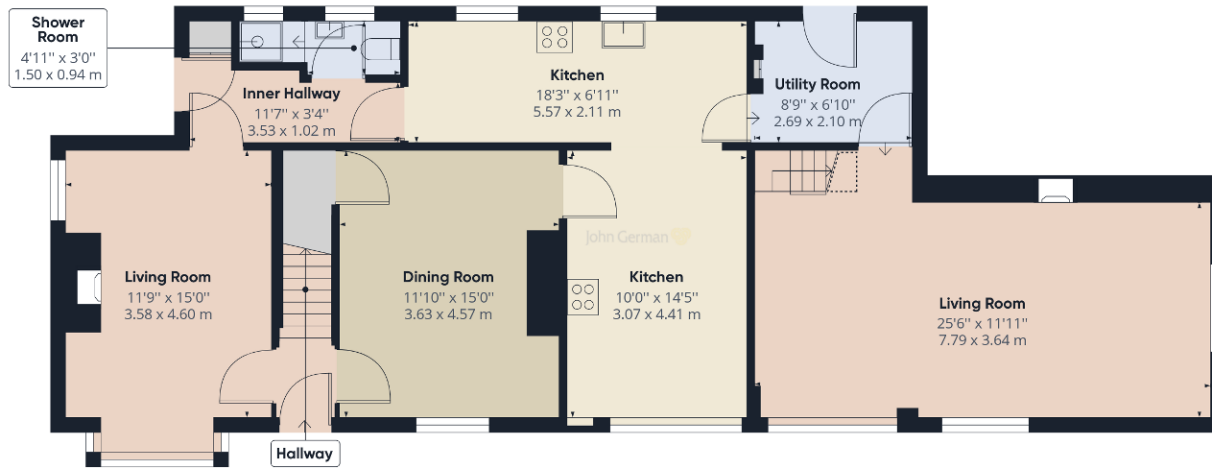




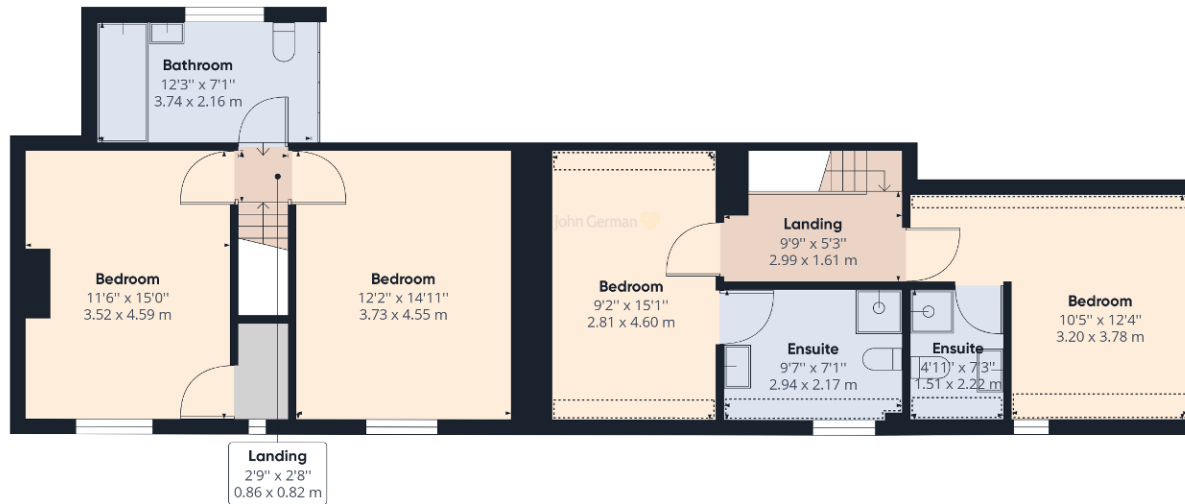








Ground Floor



Floor 1

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

2085.75 ft<sup>2</sup>


193.77 m<sup>2</sup>

Reduced headroom

64.62 ft<sup>2</sup>

6.00 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





## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





