

Stubby Lane

Draycott-in-the-Clay, Ashbourne, DE6 5HA

John 
German





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£580,000

Extremely attractive traditional detached cottage with immaculately presented and well maintained extended accommodation occupying a lovely plot of approx. 1.25 acre in total, located in a popular area providing excellent transport links.



This detached cottage has been comprehensively and sympathetically renovated and extended by the current owners to include a new roof, new ground floor hardwood oak flooring, a complete rewire, refitted column radiators, and new windows and doors. Viewing is essential to appreciate its retained features combined with its high specification, layout and dimensions including the impressive open plan dining kitchen, and the lovely plot that extends to approx. 1.25 acre in total incorporating a paddock (0.85 acre).

Planning permission for the erection of a part two storey and part single storey extension was granted in 2021 to provide extra living space, a fourth bedroom and a single garage. (P/2021/00367).

Situated in the popular village of Draycott in the Clay within walking distance of a post office and village shop, two traditional country pubs and an Ofsted-rated 'Outstanding' First School. The villages and towns of Marchington, Sudbury, Uttoxeter, Burton on Trent and Ashbourne are all within easy commutable distance as is the city of Lichfield. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A traditional tiled canopy porch with a timber door opens to the lovely sitting room providing an impressive introduction to the home. With a beamed ceiling and dual aspect windows providing generous light, a focal chimney breast with open fire and a reclaimed hearth and stairs rising to the first floor.

Linking all rooms at the centre of the house is a lobby with a useful under-stairs cupboard, leading to the beautifully presented living room which also has a beamed ceiling, a log burner set into a brickwork fireplace and reclaimed tiled hearth with a front-facing window.

The hugely impressive open plan dining kitchen extends the width of the property, having a range of base level units with oak timber worktops and an inset Belfast style sink set under a side-facing window, space for a range stove and further appliances, with a useful pantry, with power, shelving and storage space.

In the dining area, wide French doors open to the pretty patio area ideal for morning coffee, plus a skylight provides additional light in the area. There is a utility/boot room with a herringbone terracotta tiled floor ideal for kicking off those boots and coats, with space for appliances, the boiler is housed beyond traditional wall panelling and a door leads to the outside.

Stairs lead to the first floor landing with a skylight above and a large built-in airing cupboard with radiator and lighting. Doors open to three good-sized bedrooms each able to accommodate a double bed, the rear-facing bedroom with a large built-in wardrobe which extends into the eaves, has a lovely outlook over the garden and paddock beyond.

Completing the accommodation is the superior fitted family bathroom which has a white Villeroy and Boch suite with a panelled bath having a feature St. James' mixer tap over plus a mixer shower and fitted glazed screen.

The cottage is approached via a gated entrance which opens into a large gravel driveway providing ample parking for several cars, leading to the garden and paddock beyond.

To the side of the property are a timber-framed log store and a lovely patio with well-stocked established borders including a variety of shrubs and a magnificent English rose bush.

To the rear timber steps lead to a good-sized garden that is laid to lawn with an established border and screened seating area with shade sail over, perfect for entertaining and enjoying views over the paddock and surrounding countryside.

Set in the garden on a concrete base is an adaptable timber-framed insulated workshop/store/home office or even a stable, which has power, lighting, mezzanine storage, and a covered outside storage area.

Behind this is a newly planted fruit orchard. Traditional timber fencing and double timber gates lead to the paddock, with sturdy stock fencing, and fantastic panoramic views of the far-reaching Derbyshire countryside, ideal for hobby farming.

what3words: open.excavate.broached

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

Services: Oil fired 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

Our Ref: JGA/19062023

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



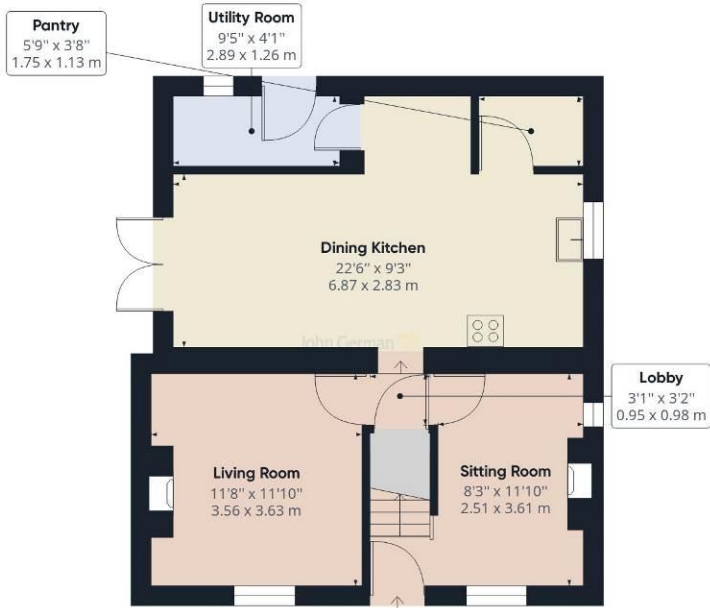




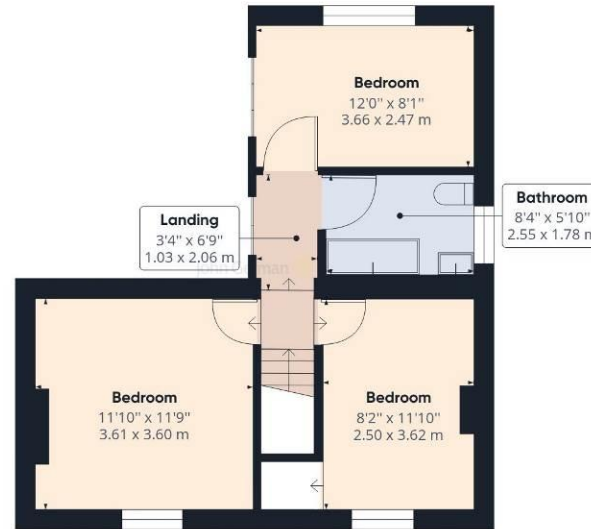


RE CE
BS EN 1428
DINA SUP





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1190.00 ft²

110.55 m²

(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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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		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



