

Alsop Moor Cottages

Alsop-en-le-dale, Ashbourne, DE6 1QS

John German





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£350,000

Traditional three bedroom semi detached property with double garage, situated in an enviable location in the Peak District National Park, boasting stunning views to the front and rear.



Traditional three bedroom semi-detached property with a large driveway and double garage, situated in an enviable location in the Peak District National Park, boasting stunning countryside views to both the front and rear, with a south westerly rear aspect. Situated north of Ashbourne, the property enjoys swift access onto the A515, as well as numerous countryside walks and being within walking distance to the popular Tissington trail.

Internally briefly comprises entrance storm porch, dining kitchen, sitting room and cloaks/boot room. To the first floor are three bedrooms and a family bathroom.

Walking into the dining kitchen, there are a range of wall and base mounted cupboards with preparation surfaces over, having an inset composite sink with adjacent drainer and mixer tap over with up-stand. There is an electric oven with four ring electric hob over, space and plumbing for a washing machine and freestanding space for fridge freezer, wall mounted oil fired boiler, wall mounted storage cupboard housing electric circuit board and meter. Windows frame views across the rear and side and a door leads to the sitting room.

The sitting room has a window to front enjoying stunning open countryside views of the surrounding area. The focal point of the room is the brick fireplace with multifuel burning stove, stone hearth and oak lintel over. A door provides access to the cloakroom/boot room with door to side and useful under stairs store area. A separate door leads to the inner hallway, which has a window to front and side with a staircase to the first floor.

On the first floor landing there is a loft hatch access and doors off to the bedrooms and family bathroom.

The master bedroom has wooden flooring and windows to front, enjoying stunning elevated countryside views of the surrounding area.

Both the second and third bedrooms each have windows to the rear, enjoying stunning sweeping countryside views of the surrounding area.

The family bathroom has a pedestal wash hand basin with hot and cold taps over with low-level WC, bath with hot and cold taps over and mains shower over, a window to front and useful over stairs store cupboard.

Outside to the front of the property is a beautifully presented lawned garden with mature herbaceous and flowering areas, whilst enjoying stunning views. To the side of the property is a large driveway which provides ample off-street parking for multiple vehicles. To the rear of the property is a lawn with mature herbaceous and flowering borders, also with stunning countryside views. There is a useful double garage with power and lighting and a separate stone outbuilding/store which houses the oil tank.

Agents Note

The property is located off a private road, the cost of any work required is shared between 12 cottages and neighbouring farm.

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

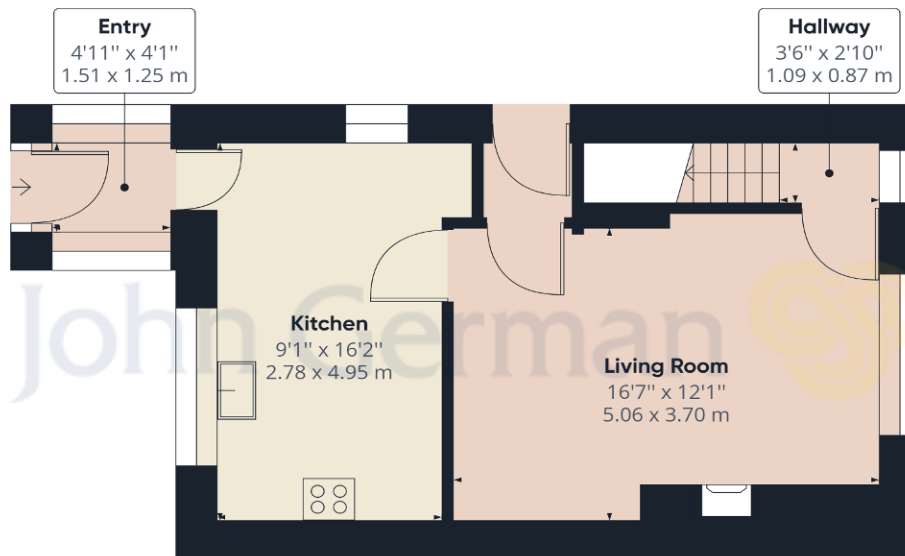
Services: Oil fire central heating. Septic tank drainage. Mains water, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/26062023 **Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band C





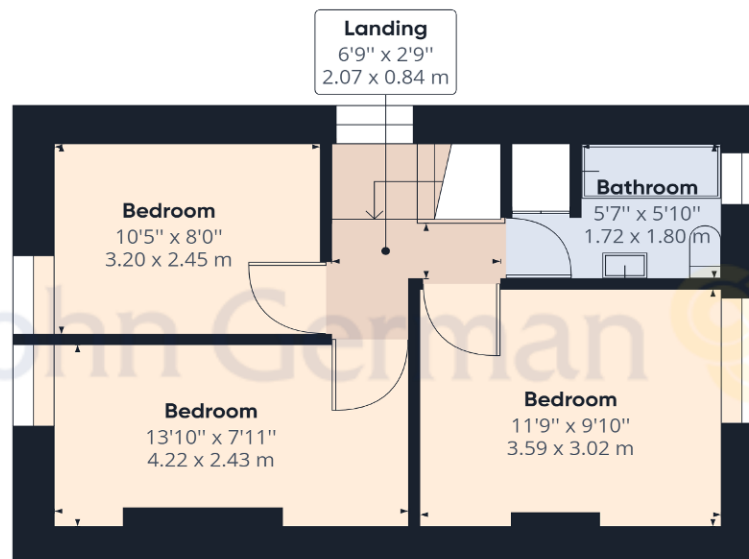


Ground Floor

Approximate total area⁽¹⁾

824.57 ft²

76.60 m²



Floor 1

(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

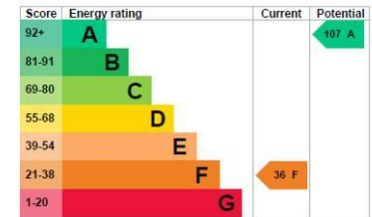
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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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



