

Osleston, Ashbourne, DE6 5BN

John German





A lush garden scene featuring a large, mature tree with dense green foliage. In the foreground, there is a wooden raised garden bed filled with various green plants, including what appears to be a strawberry patch. To the right, there are more plants and a small wooden structure. The overall atmosphere is peaceful and verdant.

Osleston, Ashbourne, DE6 5BN

£575,000

A charming three bedroom detached cottage set in rural location, enjoying a spacious garden, separate orchard, detached double garage and ample parking.

Believed to be built around 1780, Top Cottage is a charming three-bedroom detached cottage, positioned on an idyllic plot, which exudes character; boasting exposed beams, and a stunning inglenook fireplace with multi-fuel burner.

Set in the desirable hamlet of Osleston, between Longford and Dalbury Lees, the property enjoys pleasant rural views with local pubs closeby and delightful rural walks. Osleston is within the golden triangle of Ashbourne, offering convenient access to nearby towns like Ashbourne, Derby, and Burton.

The property enjoys a beautifully presented garden, detached double garage and orchard. Internally briefly comprises entrance storm porch, dining hallway, study, sitting room, dining kitchen, utility room and guest cloakroom. To the first floor is a master bedroom with ensuite, two further bedrooms and a family bathroom.

Entering via the wooden door into the storm porch, it has a stone flooring and wooden door into the dining hallway, which has a continuation of the stone floor, double glazed window to front, useful under stair storage cupboard, doors off to study, kitchen and the sitting room.

The study has a double glazed window in wooden frame to front.

Moving into the dining kitchen, it has preparation surfaces with inset 1 ½ composite sink with adjacent drainer and mixer tap over with splashback surround. Having a range of cupboards and drawers beneath with an integrated double electric fan assisted oven and grill, four ring electric Bosch hob over with extractor fan, dishwasher washing machine and tumble dryer. Complimentary wall mounted cupboards over, serving hatch, double glazed windows in wooden frames to rear and electric storage heater.

The utility room has double thick granite preparation surfaces with inset ceramic Belfast sink with adjacent drainers and chrome mixer tap over. Appliance space and plumbing for washing machine, fridge, freezer and built in cupboards and drawers, electric storage heaters and sealed unit double glazed windows in UPVC frames to side and UPVC door to rear. There is a wooden door into the:

Guest cloakroom, with low level WC and sealed unit double glazed opaque window in UPVC frame to side.

The spacious sitting room has double glazed windows in wooden frames to front, side and French doors to side. There is a stunning brick-built inglenook style fireplace with multifuel burner, which also serves the hot water.

On the first floor landing, there is a useful airing cupboard with radiator and towel shelving, doors off to the bedrooms and bathroom.

Moving into the master bedroom, there are double glazed wooden windows to rear enjoying sweeping open field views, electric radiator and wooden latch door into the:

Ensuite, having wash hand basin with chrome mixer tap over with vanity base cupboard and drawers beneath, low level WC and shower with electric shower over, sealed unit double glazed window in UPVC frame to side.

The second bedroom has double glazed windows in wooden frames to front and side, electric storage heater and useful built in wardrobes.

Bedroom three has double glazed windows in wooden frames to front and side, loft hatch access and electric storage heater.

The bathroom has a wash hand basin with marble top and mixer tap over with vanity cupboards and drawer beneath, low level WC, roll top bath with mixer tap and hand held shower head, separate shower cubicle with electric shower over and double glazed windows in wooden frames to rear. Electric storage heaters, electric extractor fan and cupboard housing hot water tank.

Outside, the property enjoys a spacious plot, comprising patio seating area, which gives way to laid lawn with mature trees and herbaceous borders. The property benefits from a large driveway, proving ample off street parking for multiple vehicles and a detached double garage, which has an up and over door, power, lighting and water, with internal wooden door and steps into a useful attic storage space. Undoubtedly one of the main selling features of the property is the secret/hidden orchard area at the foot of the garden to the rear of the double garage, with mature fruit trees and space for vegetable plot.

What 3 Words - ///clown.slams.coverings

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

Services: Shared septic tank, electric storage heaters and multi-fuel stove.

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

Our Ref: JGA03102023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1615.53 ft²

150.09 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.



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		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 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



