

# The Elms

Cubley, Ashbourne, DE6 2EY

John German










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£400,000



Beautifully presented, three bedroom barn conversion with a spacious rear garden and double garage, situated in the popular village of Cubley, with fantastic road links.



Beautifully presented and extensively upgraded by the current owners, Dove Cottage is a perfect blend of modern living, whilst also having charming character features with exposed beams and vaulted ceilings. The property is sold with the benefit of an air source heat pump (having a three year renewable heat incentive), sealed unit double glazed windows in uPVC frames (10 year warranty from 2017) and fibre to the property making it ideal for home working. Internally briefly comprises entrance hallway, guest cloakroom, kitchen and lounge/diner. On the first floor is a master bedroom with ensuite, two further bedrooms and a family bathroom.

The village of Cudley 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.

Entering into the hallway via the composite door, there is a staircase to the first floor and doors to the kitchen, guest cloakroom and lounge/diner. The guest cloakroom has a sink with hot and cold taps over, low level WC and electric extractor fan. Moving into the lounge/diner, there is a brick fire place with inset log burner with tile hearth forming the focal point of the room, with French doors opening onto the rear garden. There is also a very useful and spacious under stairs storage cupboard. Walking into the kitchen, it has granite preparation surfaces with inset ceramic Belfast sink with chrome mixer tap over with matching upstand surround, a range of cupboards and drawers beneath, integrated double electric fan assisted oven and grill with combination microwave over, pull out larder cupboard and a four ring induction hob with extractor fan over. There is appliance space for an American style Fridge freezer, complimentary wall mounted cupboards over and a breakfast bar area with seating space. There is also appliance space and plumbing for a washing machine, tumble dryer and dishwasher.

On the first floor landing, there is a positive input vent, doors off to the bedrooms and bathroom, loft hatch access to partially boarded loft, also housing the water tank. Enjoying lots of natural light, the master bedroom has feature circular window to front, useful built-in wardrobe storage and door into the ensuite. The ensuite has a wash hand basin with chrome mixer tap over, low level WC, double shower unit with chrome mains waterfall shower over, chrome ladder style heated towel rail and a high powered electric extractor fan. Bedroom two benefits from the stunning vaulted ceiling, exposed beams and being dual aspect with feature circular window to front. Bedroom three is also a good-sized bedroom, which can fit a double bed, having a rear aspect. The family bathroom has a pedestal wash hand basin with hot and cold taps over, low level WC, bath with chrome mixer tap over with handheld shower head and separate chrome mains waterfall shower with glass shower screen. Chrome ladder style heated towel rail and high powered electric extractor fan.

Outside to the rear of the property is a beautifully presented garden comprising paved patio seating area with steps up to a landscaped tiered garden having lawn areas and mature hedge borders. There is a summer house with electric lighting and solar panel with a timber decking area. There is a further seating area at the foot of the garden with an additional timber shed with bark chippings. Outside to the front of the property there is a block paved pathway, with decorative planting area. A passageway leads to a wooden gate, which leads to the side of the property, with an outside tap. The property also benefits from having a double garage with up and over door with a driveway providing off-street parking for two cars.

**Agents note:** Annual management charge of £534.16 (£133.54 per quarter), managed by Fisher German. There are also covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

**Property construction:** Brick. **Parking:** Drive & garage. **Heating:** Air source heat pump.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Shared treatment plant between 9 properties.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

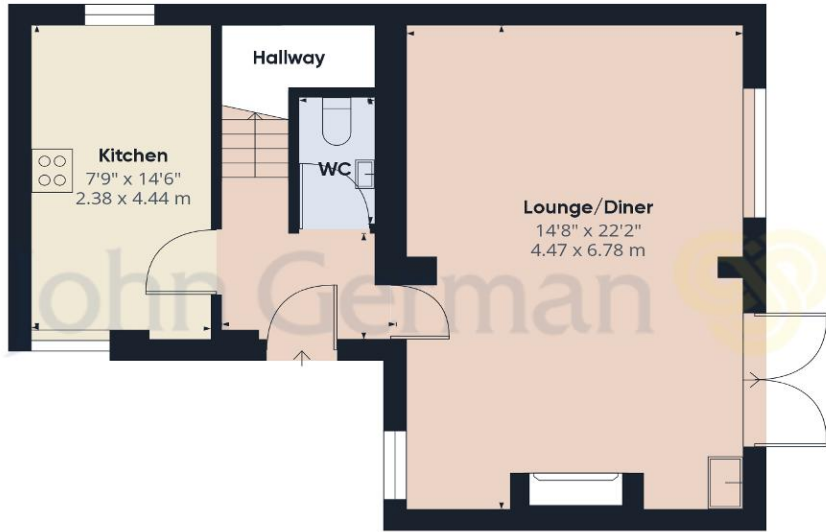
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21032024

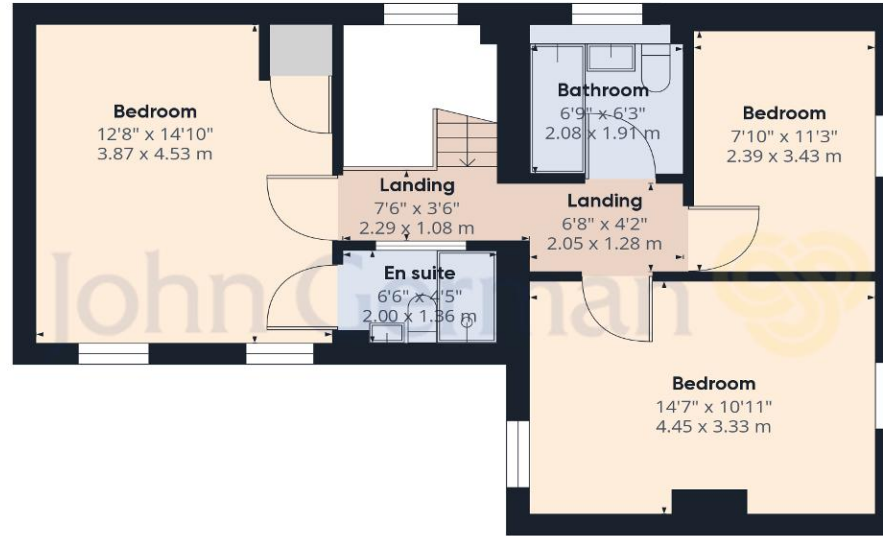








Ground Floor Building 1



Floor 1 Building 1

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

1383.74 ft<sup>2</sup>

128.55 m<sup>2</sup>



Ground Floor Building 2

(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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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