

Hilltop Cottage

Roston, Ashbourne, DE6 2EH

John 
German





Hilltop Cottage

Roston, Ashbourne, DE6 2EH

£600,000

Occupying a lovely garden plot of just over half an acre and surrounded by rural countryside in a prime location, this detached property offers great potential for further modernisation and extension, subject to any necessary planning consents.

Hilltop Cottage is a three-bedroom detached domer bungalow, situated on an enviable plot of approx. 0.51 acres with a detached double garage, whilst also boasting stunning panoramic views of the surrounding area, making it an idyllic retreat for nature lovers and those who appreciate the beauty of the countryside.

The property is sold with the benefit of no upward chain, oil fired central heating, sealed unit uPVC double glazing and internally briefly comprises on the ground floor having large entrance porch, dining kitchen, utility room, guest cloakroom, study, garden room, snug, sitting room, bedroom and bathroom. To the first floor are two further bedrooms and a bathroom.

Roston is a village situated in the parish of Norbury and is mentioned in the Domesday book. Halfway between Norbury church and Roston in Lid Lane are the school and village hall which along with the Roston Inn pub, are the social centres for the local community. Roston village is located 6.8 miles south west of Ashbourne and 7.5 miles from the A50.

The property is accessed via a uPVC door into a large entrance porch which has tiled flooring, uPVC windows to front enjoying a pleasant outlook over the front garden and doors providing access to the dining kitchen and inner hallway.

Moving into the dining kitchen, it has rolled edge preparation surfaces with inset 1 ½ ceramic sink with adjacent drainer and chrome mixer tap with tile splashback surround. Having a range of cupboards and drawers, appliance space and plumbing for a dishwasher, freestanding space for a fridge and a Range master 110 oven with five ring LPG gas hob and adjacent electric hotplate with extractor fan. There are separate doors leading into the utility room, garden room and snug.

The utility room has rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap with tile splashback. There are cupboards and drawers, appliance space for white goods, the electric circuit board and a uPVC door providing access to rear garden.

Walking into the garden room, it has a tile floor, double glazed uPVC windows and French doors to front, enjoying stunning sweeping countryside views of the surrounding area. A door leads into the study which in turn leads to the guest cloakroom having a wash hand basin with vanity cupboards and drawers beneath and a low level WC.

The snug has a built in shelving unit and a log burner with tile hearth, forming the focal point of the room. A door leads into the inner hallway with wooden flooring, a staircase to the first floor with useful under stairs cupboard plus doors to the sitting room, bathroom and bedroom.

The bedroom is a double enjoying a rear aspect and is conveniently located next to the bathroom, which is fully tiled, having a wash hand basin with chrome mixer tap and vanity base cupboard beneath, low level WC and a corner steam whirlpool shower bath cabin.

Moving into the sitting room, which benefits from being dual aspect to front and side, there is a fireplace with marble hearth and inset coal effect LPG gas fire.

Onto the first floor landing, there are doors off to the bedrooms and bathroom, useful storage cupboards and a Velux roof window.

Bedroom two, is a large double bedroom, with a triple aspect enjoying stunning elevated views of the surrounding countryside. There is also a useful storage cupboard and eaves storage.

The third bedroom is also good size double overlooking the garden to the side of the property, with a Velux roof window to rear and useful eaves storage.

Moving into the bathroom, it has a pedestal wash hand basin with hot and cold taps, low level WC, bath with chrome mixer tap over with handheld shower head and a chrome ladder style heated towel rail.

Outside to the front of the property is a tarmac driveway with adjacent lawn area, mature planting and flowering borders. A resin patio area leads to a pleasant paved seating area.

To the side of the property is a separate driveway that leads to the detached double garage which has power and electric with electric doors and a separate door for access to the side.

Undoubtedly one of the main selling features of the property is the large garden plot to the side of the property which is mainly laid to lawn with mature hedges and planting border in addition to a further secret garden area with polytunnel.

What 3 Words - ///transfers.newlyweds.vocally

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank - TBC

Heating: Oil

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

Broadband type: Ultra fast full 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 D

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

Our Ref: JGA/04042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2610.45 ft²

242.52 m²

Reduced headroom

90.18 ft²

8.38 m²

(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



Promap © Crown Copyright and database rights 2024. OS AC0000813445
 LANDMARK INFORMATION Plotted Scale - 1:750. Paper Size - A4

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		86 B
69-80	C		
55-68	D		
39-54	E	44 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



