

Main Road

Mayfield, Ashbourne, DE6 2LE

John 
German






LONDON TEA ROOM
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Main Road

Mayfield, Ashbourne, DE6 2LE

£375,000

A large, well-maintained garden with a wooden fence, a goalpost, and a view of the countryside. The garden is green and grassy, with a wooden fence running along the back and sides. A goalpost is visible on the left side. In the background, there are rolling green hills, trees, and a few buildings under a cloudy sky. The overall scene is peaceful and scenic.

Three bedroom detached cottage with spacious garden having stunning countryside views and off-street parking. Ideal for a couple, young family, holiday home or holiday let.

Located in Mayfield, this detached cottage offers a delightful blend of character and comfort, ideal for a couple or a young family seeking a peaceful home, whilst also offering the potential as a holiday home or holiday let. This charming three-bedroom property features traditional cottage aesthetics, including a snug and a sitting room equipped with a log burner, creating a cozy atmosphere that's welcoming throughout the year. The cottage is complemented by a off-street parking and a spacious garden that provides stunning panoramic views of The Dove Valley and the surrounding countryside, offering a perfect backdrop for relaxation. The property is sold with the benefit of gas fired central heating, mainly double glazed throughout.

Upon entering the home, guests are greeted by an inviting entrance hallway featuring quarry tile flooring. This area provides access to the staircase leading to the first floor and doors to the dining kitchen and sitting room. The sitting room is a warm and inviting space, centred around a striking brick fireplace with a multi-fuel burner on a stone hearth which serves as the room's focal point. Having exposed beams and engineered oak flooring to enhance the room's rustic charm, while uPVC double-glazed French doors open onto a side patio seating area. Adjacent to this, a snug is accessed through a traditional wooden latch door, which in turn has a wooden door that opens to the front of the property.

Moving into the dining kitchen, it has wooden preparation surfaces and an inset double ceramic sink with a mixer tap. Beneath the counters, a variety of cupboards and drawers provide ample storage, incorporating an integrated dishwasher, fridge freezer and an oven beneath a four-ring gas hob. The cooking area is completed with a tile splashback and an overhead extractor fan. Complementary wall-mounted cupboards increase storage options, and a wooden latch door opens to reveal a handy understairs storage cupboard. An opening from the kitchen flows into the dining area where the quarry tile flooring continues and diners can enjoy breathtaking views of the surrounding countryside, adding a picturesque backdrop to every meal.

The quarry tile flooring continues into the shower/utility room which has preparation surfaces with inset sink with cupboards beneath, appliance space and plumbing for a washing machine and a tumble dryer. Decorated with wooden panelling, there is also a shower unit with mains rainfall shower and a chrome ladder style heated towel rail.

On the first floor landing, there are doors off to the bedrooms and family bathroom. The master bedroom has useful built-in wardrobes with uPVC sash windows and a latch door opens to the separate WC and wash hand basin. Bedrooms two and three both have useful built-in cupboards with the third bedroom having loft hatch access. The family bathroom has a pedestal wash hand basin with hot and cold taps, low level WC, bath with mains shower over, decorative wooden panelling and a ladder style heated towel rail.

At the front of the property, a driveway offers convenient off-street parking for two vehicles. Along the side, a patio seating area creates a peaceful outdoor retreat complete with a timber shed and enclosed by mature trees and a hedge, enhancing privacy. This area is complemented by an additional decorative gravel planting area. The rear of the property features another patio seating area, perfectly positioned to take in the stunning views of the countryside and open fields. The patio gives way to a spacious laid lawn bordered by a timber fence.

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

Property construction: Standard **Parking:** Off street **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: Ultrafast 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: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/07052024





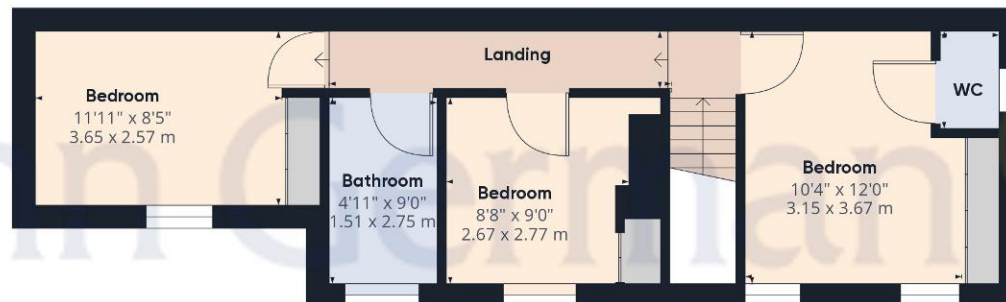


Ground Floor

Approximate total area⁽¹⁾

1130.5 ft²

105.03 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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