

Holly Tree Cottage

Yeldersley, Ashbourne, DE6 1LR

John 
German





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£465,000

1930's Two-bedroom semi-detached thatched property occupying a popular location in Yeldersley, situated on a plot of approx. 0.28 acres.



1 Holly Cottage is a charming two-bedroom thatched semi-detached home, built in the 1930s. This property sits on a spacious plot of approximately 0.28 acres, with a beautifully presented and private rear garden, which offers plenty of room for relaxation and entertaining. Located with swift access to the A52, it provides easy connectivity to Ashbourne and Derby, making it an excellent choice for couples or families who appreciate a peaceful countryside lifestyle while remaining close to amenities.

Inside, the property is both functional and adaptable. The ground floor includes a reception room next to a shower room, which could be converted into a third bedroom. There's also potential to convert the attic space into an additional bedroom, subject to necessary permissions – previous planning permission had been granted but has since lapsed. The property also features spacious off-street parking to the front, adding to its practicality.

Internally briefly comprises of entrance garden room, reception hallway, dining kitchen, utility area, dining room, sitting room and shower room. To the first floor are two bedrooms and a bathroom. The entrance garden room has a tile floor with uPVC windows to the front and side, which overlook the front garden and driveway with a wooden door into the reception hallway. This in turn has the staircase to the first floor, useful built-in storage cupboards and doors off to the kitchen, dining room, sitting room and shower room.

Moving into the kitchen, it has preparation surfaces with inset 1 ½ composite sink with adjacent drainer and chrome mixer tap with upstand surround. There are a range of cupboards and drawers beneath with sensor lighting. The kitchen is well-equipped with an integrated dishwasher, fridge freezer, electric oven and microwave/grill, recycling drawer, and a four-ring induction hob. The adjoining utility area offers additional appliance space and plumbing for a washing machine and other white goods, complemented by wall-mounted cupboards for extra storage. There are also separate storage cupboards for your convenience, and a uPVC door that provides easy access to the rear garden. The dual aspect dining room has a marble fireplace with inset electric fire, with a uPVC window to front with an original window with secondary glazing into the garden room.

Entering the sitting room, you'll find it benefits from natural light through its dual aspect. The room features uPVC French doors to the rear garden and a uPVC window seat at the front. It also includes an electric fireplace and a loft hatch with a pull-down ladder, providing access to attic space, which has a rear window overlooking the garden, that could be converted into an additional bedroom, subject to necessary permissions. Additionally, the sitting room could be used as a ground floor bedroom, conveniently located next to the shower room. The shower room is partially tiled with underfloor heating and features a white suite, including a Savoy wash hand basin with separate hot and cold taps, a low-level WC, and a double shower unit equipped with a chrome mains shower. Additional amenities include a heated towel rail, an electric extractor fan, and a roof window that allows natural light to brighten the space.

On the first floor landing there are doors off to the bedrooms and bathroom. The principal bedroom is a good sized double, with dual aspect to front and side, with useful built in wardrobes and drawers. The second bedroom is also a good sized double, with useful built in wardrobe, storage cupboard and a cast iron fireplace.

Moving into the bathroom, you'll find a pink suite with a pedestal wash hand basin with hot and cold taps, a low-level WC, and a bath with a chrome mixer tap and handheld showerhead. The bathroom also includes a double shower unit with a chrome mains rainfall shower, chrome ladder-style heated towel rail, and loft hatch access.

Outside to the front of the property is a large front garden area, comprising tarmac driveway providing ample off-street parking for multiple vehicles with adjacent lawns with well-established herbaceous and flowering areas. Undoubtedly one of the main selling features of the property is the large rear garden, with patio seating area, which gives way to mainly laid lawn with herbaceous and flowering areas, a timber summer house and shed.

Please note there is planning for development on the former Ashbourne Airfield to the rear of the property.

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

Property construction: Standard with thatched roof

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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

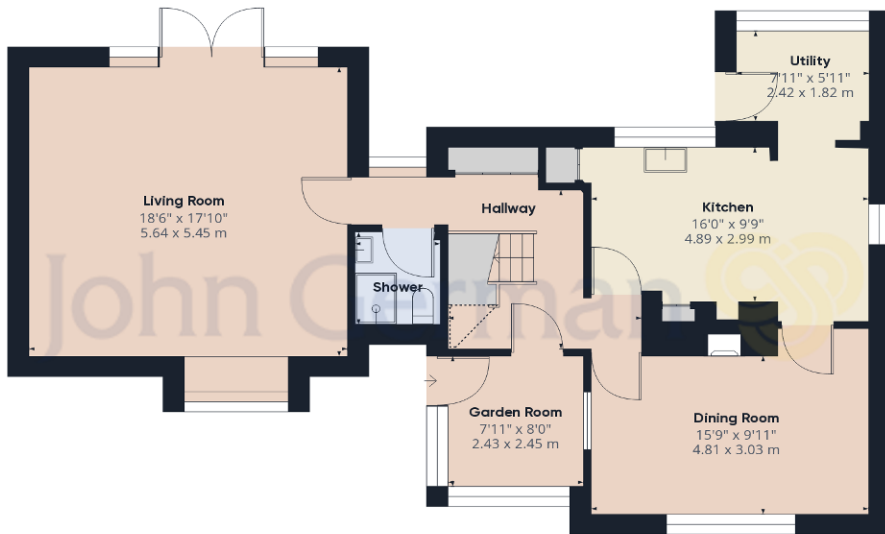
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.derbyshiredales.gov.uk

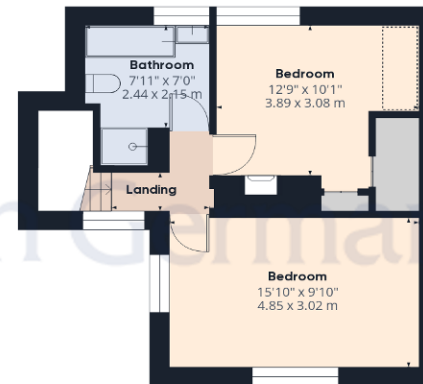
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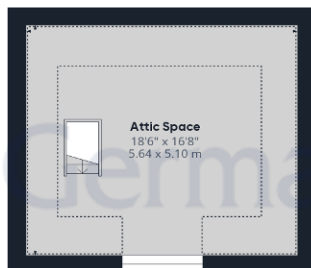




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1641.1 ft²

152.46 m²

Reduced headroom

149.09 ft²

13.85 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.

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Agents' Notes

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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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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