

The Row

Cubley, Ashbourne, DE6 2EY

John
German





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£350,000

A charming and characterful country cottage with attractive braced doors and exposed beams set on a lovely sized garden plot with gated driveway and a rural outlook yet within good access to the A515 and A50.



The property is entered via a side access beneath a pergola with wonderful wisteria. A solid entrance door with fan light over leads into the living room which has an attractive range of exposed beams together with engineered oak flooring which has underfloor heating and a fireplace with a stone headstone and inset wood burner by Franko Belge. There are two front facing windows overlooking the lane and fields beyond, built in cupboards to the chimney recess, stairs off to the first floor and a useful fitted desk below. A timber brace door leads into the kitchen which is equipped with a very attractive range of contrasting base units, drawers and wall units surmounted by granite and oak block worktops having an inset composite sink and mixer tap with attractive brick slip tiled splash backs. There is a Siemens induction hob with extractor hood over, AEG electric fan oven and grill and matching combination microwave oven. Furthermore there is an integrated fridge freezer and dishwasher, fitted wine cooler plus additional appliance space having plumbing for an automatic washing machine and tiled flooring. Off the kitchen is a cloakroom having an integrated low level WC and wash hand basin with tiled surrounds and an illuminated mirror above.

To the rear of the property is a dining room which again has engineered oak flooring plus two vertical architectural style radiators, a vaulted ceiling and bi-fold doors opening out onto a covered patio area and garden beyond.

The first floor landing has engineered oak flooring that continues into both of the bedrooms which also both enjoy lovely pastoral views over fields to the front. Bedroom one has a range of fitted wardrobes whilst bedroom two features a vaulted ceiling with a fabulous exposed roof truss and additional timbers. These are both served by a good sized luxury bathroom which comes with a freestanding slipper bath with chrome mixer and shower attachment, spacious walk in tiled shower with drench head and glazed screening and an oak vanity unit having twin wash hand basins with illuminated mirror front cabinet above together with a low level WC and a combination radiator/towel warmer. There are tiled surrounds and laminate flooring.

The cottage is set on a wonderful garden plot having twin timber gates to a spacious drive parking area and a pedestrian gate at the side opens to a path that leads to the enclosed rear garden having extensive lawns with well stocked borders flanked by hedge screening alongside pathways and a delightful patio. There is a useful log store and outside tap, a brick timber store and exterior mounted oil fired combination boiler and screened PVC oil tank.

To the rear of the garden is an excellent insulated summerhouse/studio which has power and light plus a useful timber shed/workshop at the rear.

Note: The property is Grade II listed.

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

Property construction: **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Shared septic tank **Heating:** Oil fired central heating

(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 C

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

Our Ref: JGA/02072024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

796.04 ft²

73.95 m²

Reduced headroom

13.48 ft²

1.25 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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