

Yew Tree Cottage

Kirk Ireton, Ashbourne, DE6 3JW



Beautifully presented detached, two double bedroom stone cottage, peacefully located in Kirk Ireton village. This fabulous Grade II Listed property has unique architectural features, bespoke fittings and modern fixtures, a large driveway for several cars and a spacious south facing garden with stunning countryside views.

£425,000

John German

Yew Tree Cottage is nestled in Kirk Ireton, one of Derbyshire's most desirable villages. Originally built in the early 1800's, it is full of character with unique architectural details including large gothic windows, stone fireplaces, vaulted ceilings and exposed beams. The cottage was extended in the early 2000's for a perfect blend of traditional and modern living.

The good-sized rooms provide a light, bright and inviting atmosphere. The separate sitting room and dining room each have cosy log burners and there is oil fired central heating for flexibility. The hand-built kitchen and bathroom are well-appointed while preserving the cottage's traditional character. To the first floor are two double bedrooms which could be configured for a growing family. Outside, the property offers a spacious south facing garden with breathtaking countryside views, perfect for relaxed evenings and alfresco dining.

Yew Tree Cottage is set in a very peaceful location, close to local amenities including the community shop, village hall, historic pub, primary school (rated outstanding in latest Ofsted report) and scenic country walks right from the door. The village of Kirk Ireton is close to Carsington Water, picturesque villages and the towns of Wirksworth and Ashbourne. The cottage is ideally placed for anyone looking for countryside living within reach of major cities such as Derby, Nottingham and Sheffield.

Entering through the front door into the entrance porch, you are welcomed into the dining room, which boasts a stone fireplace with a Clearview Pioneer 400 multi-fuel burner and stone hearth, creating a focal point. The dining room also features a large original window, solid oak flooring and radiator. There is access to the kitchen and the sitting room. A staircase leads to the first floor.

The sitting room benefits from dual-aspect windows, with the side window featuring shutters and a view across the Ecclesbourne valley. There is a large stone fireplace with a Clearview Pioneer 400 multi-fuel burner and stone hearth. In addition, there is a built-in storage cupboard with shelving, solid oak flooring and radiator.

The spacious kitchen has a feature stone wall, hand-made bespoke units complemented with oak worktops and solid oak flooring. Modern facilities include an electric induction hob, oven, grill and extractor hood, along with integrated fridge and washing machine. There is an inset ceramic double sink, drainer and mixer tap along with plenty of storage cupboards and drawers. A Heritage roof window and large wooden window overlooking the garden provide an abundance of natural light. Door to the outside seating area and garden. Oak lath door access to the bathroom.

The bathroom is fully tiled and features a white suite that includes a wash hand basin with a chrome mixer tap and a vanity base cupboard underneath. There is a low-level WC and bath with traditional taps, complemented by a chrome mains shower. Additional features include a chrome ladder-style heated towel rail, electric extractor fan and a shaver point. There is a Heritage roof window at the rear and a wooden window to the front with garden views.

On the first floor landing there is useful built in, overhead shelving and oak lath doors to the two double bedrooms. Both bedrooms have radiators. Bed room one has a stunning vaulted ceiling, exposed beams and original features including a large window to the front and cast iron fireplace. Another feature is the large wooden wardrobe that was specifically made for the room. There is also loft hatch access. Bedroom two also has a vaulted ceiling, exposed beams, and large original window to front. There is also a useful built in shelving and wardrobe unit.

Outside, to the front of the property, is a spacious block-paved driveway for multiple vehicles, surrounded by a stone wall. The generous garden includes a gravelled patio seating area, with approved planning to level and expand this space if desired. There is a good-sized lawn with flowering and herbaceous borders, fruit trees (apple and pear), herb garden, vegetable patch and stunning countryside views towards Alport Heights and the surrounding landscape. The garden also features a timber shed, oil tank, log store, external power and outside tap.

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:** Mains. **Heating:** Oil.

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

Broadband and 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 D

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

Our Ref: JGA/12072024

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