

# Milldale

Alstonefield, Ashbourne, DE6 2GB

John   
German





A photograph of a stone house with a wooden gate and a stone wall in a rural setting. The house is made of grey stone and has a red door. A wooden gate with a trellis structure is in the foreground, leading to the house. The background is filled with lush green trees and a blue sky with white clouds. A gravel driveway leads to the gate.

## Milldale

Alstonefield, Ashbourne, DE6 2GB

£650,000

Extended detached stone property with three double bedrooms and two bathrooms, situated on a plot of approximately 0.41 acres in Milldale, nestled in the Peak District National Park.

Nestled within the heart of the Peak District National Park, The Cottage is a charming, detached extended stone property offering an idyllic retreat in the highly sought-after village of Milldale. This picturesque cottage boasts three spacious double bedrooms and two bathrooms, ideal for families or couples looking for a peaceful countryside lifestyle or a holiday home. The well-proportioned dining kitchen is perfect for family meals and entertaining, complemented by a separate utility room and a convenient guest cloakroom. There is also a spacious sitting room, with an exposed stone wall.

The property is sold with the benefit of no upward chain and is set on a generous plot of approximately 0.41 acres, The Cottage offers ample outdoor space with a large lawned garden and wooded area, ideal for those who love the outdoors. The property also benefits from a private driveway providing off-street parking and outbuildings that offer additional storage.

As you enter the property, you step into a lobby with tile flooring and a wooden door that leads into the sitting room. The sitting room features exposed beams and stone wall with an inset log burner, a stone hearth, and a wooden lintel. A staircase provides access to the first floor.

The dining kitchen has tile flooring throughout and has granite preparation surfaces with an inset ceramic Belfast sink, complete with a chrome mixer tap, matching upstands, and a tiled splashback. There are farmhouse-style cupboards and drawers, with space and plumbing for a dishwasher, and room for a freestanding fridge freezer. There is a freestanding electric oven with a five-ring hob and an extractor fan, as well as wall-mounted cupboards. A wooden stable door leads to the side of the property, while doors provide access to the sitting room and utility room.

In the utility room, the tile flooring continues, complemented by rolled-edge countertops and an inset ceramic Belfast sink with a mixer tap and tiled splashback. There are cupboards below, providing space and plumbing for a washing machine and other appliances, along with additional wall-mounted cupboards for extra storage. The room also features an extractor fan, a door leading outside, and access to a guest cloakroom. The guest cloakroom features tile flooring, a low-level WC, and a pedestal wash basin with chrome hot and cold taps, complemented by a tile splashback.

As you reach the first-floor landing, you'll find doors leading to the bedrooms, bathroom, and shower room. Each of the three bedrooms is a spacious double. Bedroom one features a charming exposed stone wall, while bedroom two boasts French doors that open onto a delightful balcony. Bedroom three includes the added convenience of a storage cupboard.

Positioned between bedrooms two and three, the shower room features a white suite, including a pedestal wash basin with hot and cold taps and a tiled splashback, a low-level WC, a spacious double shower unit with a chrome mains shower, and an electric extractor fan.

Additionally, there is a second bathroom with a white suite, including a wash basin with hot and cold taps with a vanity unit with storage, a low-level WC, a shower unit with a chrome mains shower, and a corner bath with a chrome mixer tap and handheld showerhead. The space is completed by a ladder-style heated towel rail and built-in storage cupboards.

Outside, there are two stone outbuildings that provide useful storage space. At the front of the property is a patio seating area and a lawn, both bordered by a dry-stone wall. To the side is a larger lawn garden with established herbaceous borders, also enclosed by a dry-stone wall. Next to this is a gravel driveway with plenty of off-street parking for multiple vehicles. At the rear, there's a wooded area, offering a peaceful spot for those who enjoy nature.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Septic tank. **Heating:** Oil.

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

**Broadband type:** TBC - 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:** Staffordshire Moorlands District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28082024

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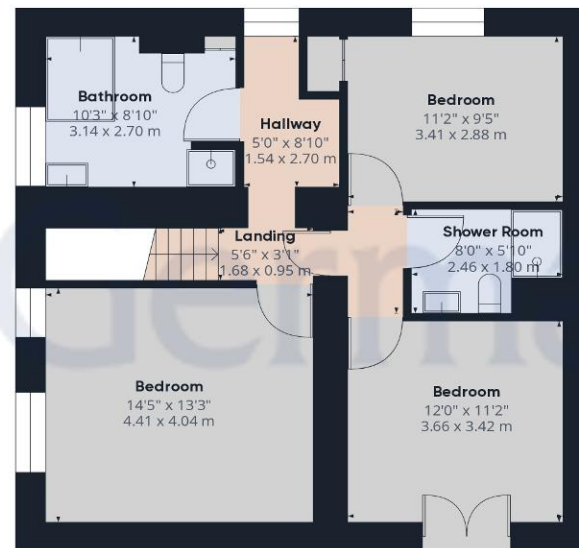
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1343.87 ft<sup>2</sup>

124.85 m<sup>2</sup>

**Reduced headroom**

10.23 ft<sup>2</sup>

0.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Agents' Notes

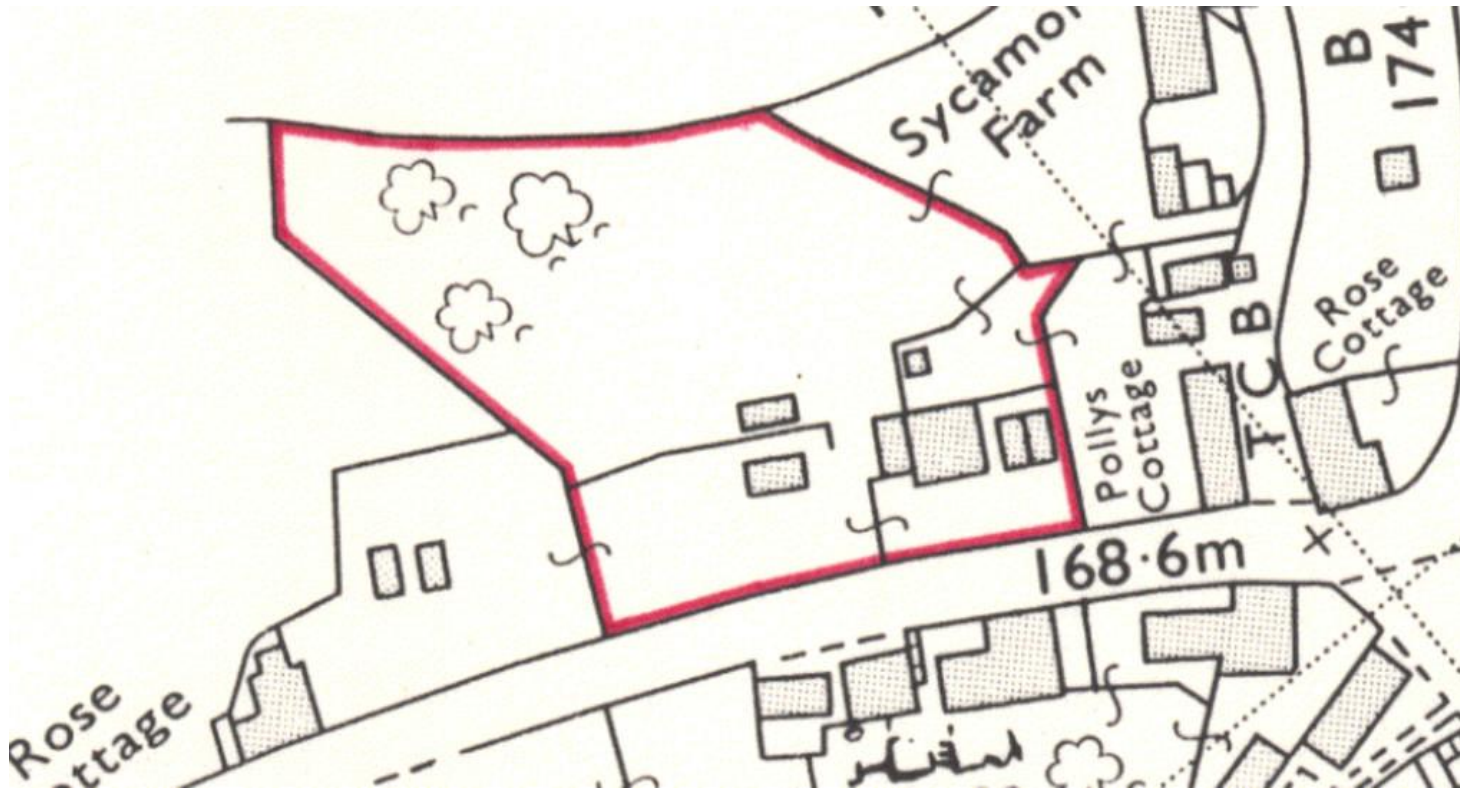
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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