

# Yew Tree Cottage

Hognaston, Ashbourne, DE6 1PR



Charming two-bedroom detached cottage in the centre of Hognaston with planning permission granted to create off-street parking. Ideal for a couple looking for a country village lifestyle or a holiday home or holiday let.

£375,000

John German

Yew Tree Cottage, located in the charming village of Hognaston, is a lovely two-bedroom detached cottage that offers a perfect blend of traditional character and charm, with modern comfort. With features such as exposed beams, original features and a sitting room with a log burner, this cottage exudes warmth and charm. Internally the property briefly comprises on the ground floor a sitting room and a dining kitchen and on the first floor are two bedrooms and two bathrooms. While the private, low-maintenance rear garden offers a peaceful spot to relax.

The cottage is ideally situated for those who appreciate a quiet village life, with a welcoming community and a popular village pub. It's also conveniently close to Carsington Water, offering beautiful countryside walks, and nearby towns like Ashbourne, Wirksworth, Matlock, and Belper. With planning permission granted for off-street parking at the front, Yew Tree Cottage presents an excellent opportunity for anyone looking to downsize, a professional couple, or for those seeking a holiday home or holiday let investment property.

As you enter the sitting room, you'll notice the double-glazed wooden windows on both the front and side, tile flooring, modern electric radiators, and exposed beams that add a touch of character. The fireplace, with its stone lintel and hearth, serves as the focal point of the room, complete with an inset log burner for warmth. A staircase leads to the first floor, and there's also a built-in cupboard that houses the electric circuit board.

Moving into the dining kitchen, the tile flooring continues from the sitting room and the kitchen features wooden preparation surfaces with an inset composite sink, drainer, and mixer tap, surrounded by matching upstands. There's plenty of storage with a range of cupboards and drawers, along with integrated Bosch appliances, including a dishwasher, fridge freezer, and washer dryer. The kitchen also includes a double electric oven with a four-ring electric hob and extractor fan. Wall-mounted cupboards provide additional storage, and uPVC double-glazed French doors lead out to the rear garden, bringing in natural light.

On the first floor, there are two bedrooms, a shower room, and a bathroom. The first bedroom is a generous double, offering wooden flooring, built-in wardrobes for plenty of storage, and modern electric radiators. A wooden door leads directly into the adjoining shower room, which is fitted with a white suite, including a pedestal wash hand basin with traditional hot and cold taps, a low-level WC, and a shower unit with a chrome mains shower. Additional features include a ladder-style towel rail, recessed shelving, and a cupboard housing the hot water tank.

Bedroom two is also a double, featuring wooden flooring, recessed shelving, and a modern electric radiator. A window to the rear offers lovely views of the garden and the surrounding countryside, adding to the room's appeal. A door opens into the well-appointed bathroom, which includes a white suite with a pedestal wash hand basin, complemented by chrome taps and a tiled splashback. The bathroom also features a low-level WC, a roll-top bath with a chrome mixer tap and handheld shower head, and a ladder-style heated towel rail.

Outside to the front of the property is a beautifully presented and maintained cottage garden with a variety of herbaceous plants and flowers. Please note, full planning permission has been granted to create off-street parking/driveway with access for vehicle charging should the purchaser desire (24/00203/FUL). There is also a wood store which is included in the sale.

To the rear of the property is well presented and private garden comprising of patio seating area which gives way to further gravel seating areas and a green house.

Agents note: The property has right of access across the rear garden of the property next door.

**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:** On street (planning permission granted to create driveway/off street parking)

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Electric (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 County Council / Tax Band D

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

**Our Ref:** JGA23092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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