

# Green Lane

Norbury, Ashbourne, DE6 2EL

John   
German



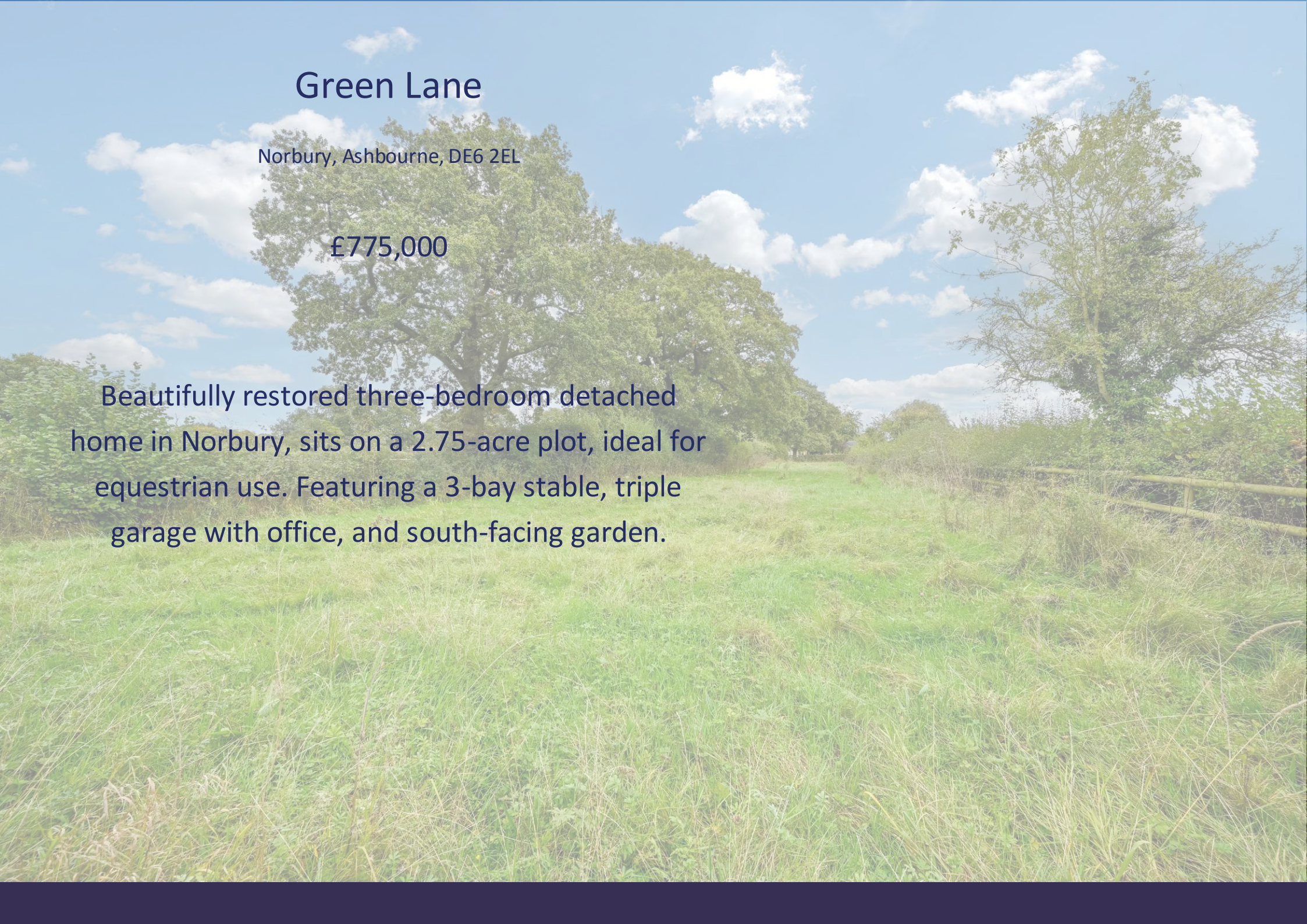


# Green Lane

Norbury, Ashbourne, DE6 2EL

£775,000

Beautifully restored three-bedroom detached home in Norbury, sits on a 2.75-acre plot, ideal for equestrian use. Featuring a 3-bay stable, triple garage with office, and south-facing garden.



A beautifully restored three-bedroom detached cottage in Norbury. Once a derelict barn, this home has been completely transformed into a stunning property, blending traditional charm with modern comforts. Situated on a generous plot of approx 2.75 acre, it's perfect for equestrian use with a 3-bay stable block and separate tack room or those seeking a more rural lifestyle. The property also has the benefit of a detached triple garage, with an home office/study and shower room above. There is also existing planning permission to further extend the ground floor bedroom.

The plot includes a large south facing garden, which provides a lovely outdoor space, perfect for entertaining and families. The property is situated within easy access to the A515 and nearby towns like Ashbourne and Uttoxeter, Cobblers Cottage offers a ready-to-move-in home within a sought-after location.

The property is sold with the benefit of LPG fired central heating, with the whole ground floor having underfloor heating (wet system) and double glazing throughout. Internally the property briefly comprises a living dining kitchen, sitting room, bedroom, family bathroom and a guest cloakroom. To the first floor are two double bedrooms.

Upon entering the open-plan living, dining, and kitchen area, you're greeted by beautiful greyed limestone flooring that complements the space's modern yet rustic charm. The bespoke handmade kitchen features Corian concrete-style worktops, complete with an inset double ceramic Belfast sink, adjacent drainer, and chrome mixer tap with matching upstand. A range of cupboards and drawers provide ample storage, while integrated appliances include a Bosch dishwasher. The kitchen also offers space for a freestanding fridge freezer and a Smeg electric oven with a five-ring gas hob, all topped with a Bosch extractor fan. A matching peninsula with additional storage enhances the functionality of the space. The area also includes a staircase leading to the first floor, with a useful under-stair storage cupboard, doors to the inner lobby, and an opening leads to the sitting room.

The inner lobby area that is utilised as a cloak and boot room, with a wooden stable door to the rear and doors off to the family bathroom, guest cloakroom and dining kitchen.

Stepping into the family bathroom, it is fully tiled and features a stylish circular stone bowl washbasin with a chrome mixer tap, a low-level WC, and a corner shower unit fitted with a chrome rainfall shower. The bath includes a chrome mixer tap with a handheld shower head. An opaque full-height window allows natural light into the room, while maintaining privacy.

There is also a separate guest cloakroom, which has a wall hung wash hand basin with chrome mixer tap, low level WC, extractor fan and an opaque full height opaque window.

Moving into the sitting room, you are immediately drawn to the striking full-height glass front with French doors that open out to the rear garden. The room features 20mm engineered oak flooring and a charming exposed brick chimney. An open doorway leads to a versatile study area, which provides convenient access to the adjoining bedroom. The bedroom benefits from a triple aspect and boasts a vaulted ceiling. Planning permission has already been granted to extend the bedroom, offering the potential for future expansion if desired. Drawings/plans can be provided upon request.

On the first-floor landing, there are doors off to the bedrooms, with each being double with dual aspect with bedroom one having additional useful eaves storage.

At the front of the property, you'll find a spacious and beautifully maintained south-facing garden, predominantly laid to lawn, perfect for enjoying the sun throughout the day. To the side is a detached triple garage with electric up-and-over doors, alongside additional wooden doors. The garage has been insulated and benefits from power and lighting, offering practicality for a variety of uses. Above the garage is a versatile office or study space, complete with a Velux roof window, eaves storage, and a door leading to a convenient shower room. The shower room includes an electric shower, low-level WC, and a washbasin with chrome mixer tap, complemented by a tiled splashback and vanity cupboards for additional storage.

Situated on a plot of approx. 2.75 acres, there is a three bay stable block with separate detached tack room, as well as fenced paddocks for grazing.

Modern, steel framed and insulated 3 bay garage/workshop with both timber and electric roller-shutter doors. Epoxy floor coating, LED lighting and numerous high level power outlets including a 32A socket for welding equipment.

Concrete stable yard with 3 loose boxes and separate tack room which includes power, lighting and water. Separate concrete hard standing for muck trailer.

Secure paddocks with perimeter post and rail fencing.

**Agents notes:** There are covenants appertaining to this property. A copy of the land registry document is available to view upon request.

**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 and garages

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Sewage treatment plant

**Heating:** LPG

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

**Broadband type:** High speed 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 E

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

**Our Ref:** JGA07102024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

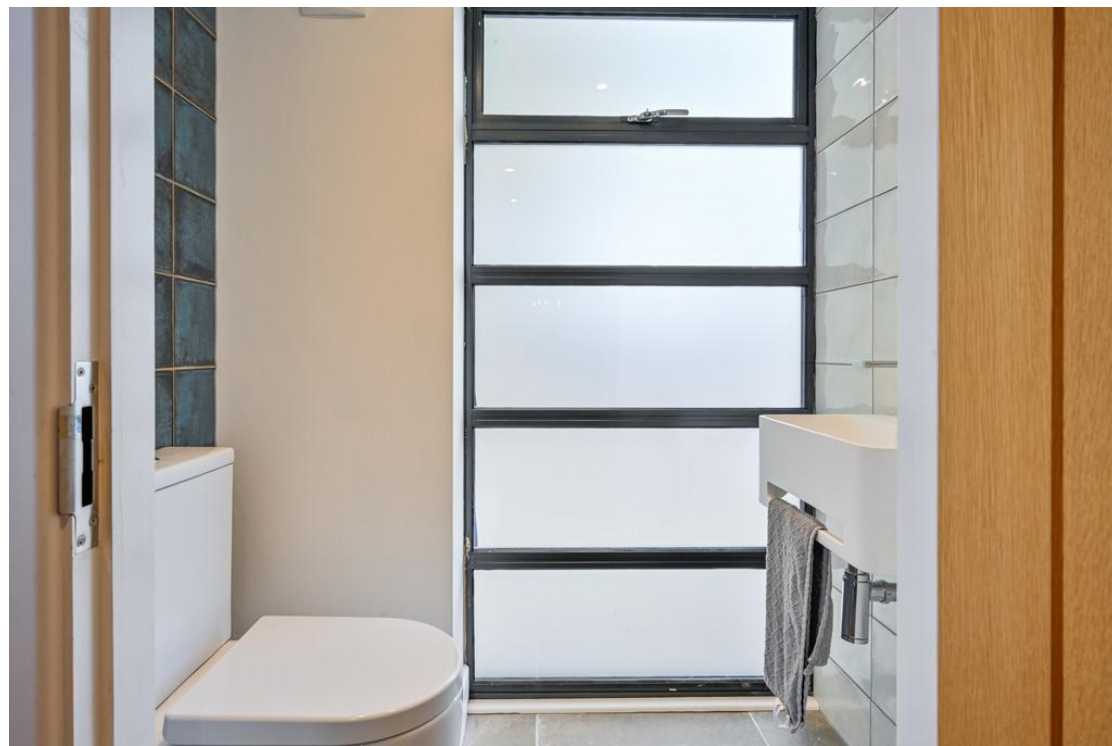














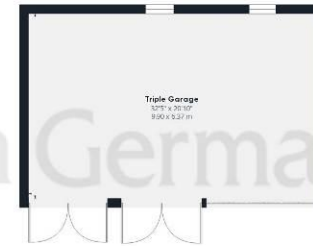
Ground Floor Building 1



Floor 1 Building 1



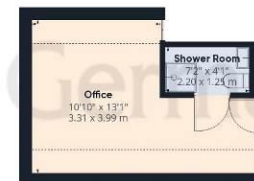
Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

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

2654.27 ft<sup>2</sup>

246.59 m<sup>2</sup>

Reduced headroom

103.01 ft<sup>2</sup>

9.57 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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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