

Vine Cottage

Wetton, Ashbourne, DE6 2AF

John German






Vine Cottage

Wetton, Ashbourne, DE6 2AF

£350,000



Built by the Chatsworth Estate and extended over the years to create a comfortable and spacious two bedroomed property that sits right in the centre of the village on a generous plot and including a pretty stone barn which offers potential to develop subject to planning.

Wetton is a beautiful village in the Staffordshire Peak District, set amidst the stunning scenery of the Manifold Valley. It has everything you could hope for from a White Peak village: pretty stone cottages on twisty lanes, a cosy country pub, an ancient church and the most magnificent views. Famous beauty spots and walking trails on the doorstep including the River Manifold, Thors Cave, Wolfscote Dale and Dovedale.

The property is on mains drainage, with modern double glazing throughout and electric heating. The radiators are heated by a back boiler run off the stove located in the living room.

Entrance to the property is via an entrance lobby with hanging space for coats, partially exposed stone walls, tiled floor and latch doors leading off to the kitchen and cloakroom. The cloakroom is fully tiled with a low flush WC, wash hand basin with electric water heater and window to the side.

The dining kitchen is fitted with a comprehensive range of base and eye level units with oak doors, under unit lighting and granite worksurfaces, inset double ceramic sink unit, integrated fridge, microwave, Bosch electric oven, Beko four ring electric hob with AEG extractor hood over, window overlooking the rear courtyard, radiator, roof light and Creda storage heater.

The main living room is a lovely space with a feature fireplace with inset multi-fuel stove and polished stone surround, oak flooring, recessed ceiling spotlighting, electric wall mounted heater, windows and French doors provide great views down the garden and countryside beyond.

Off the living room the inner hall leads to the bedrooms and bathroom with access to the roof space and a built in airing/cylinder cupboard.

Bedroom one overlooks the garden and is fitted with wardrobes, coved ceiling with recessed ceiling spotlights, radiator and a wall mounted electric heater. Bedroom two overlooks the rear courtyard and the garden with double aspect windows, recessed ceiling spotlighting, storage heater and radiator.

The generous bathroom is fitted with a full five piece suite comprising bath, fully tiled shower cubicle with Triton electric shower, bidet, low flush WC and wash hand basin with vanity unit below. There is recessed ceiling spotlighting, window to the side and storage heater.

Outside there is a conservatory attached to the side of the property which can only be accessed from outside but makes a lovely garden room with light and power connected and a sink unit with cupboard beneath and tiled floor. The property is set well back from the road in a slightly elevated position behind a generous lawn and wrap around garden with well stocked borders and various fruit trees. There is a paved terrace adjacent to the French doors that open out from the living room and overlooking a small pond.

The property benefits from a stone two storey barn which offers great potential, having been used as a home office and studio. It features a timber entrance door, light and power, plumbing for a washing machine, storage heater, double glazed window and staircase leading to the first floor room with restricted head height, Velux window and double glazed window overlooking the countryside beyond.

There is a coal store and side entrance gate leading onto a lane at the rear where parking is available under a rental agreement with the Chatsworth Estate which we understand is available to the new occupiers at a current cost of £96.

Agents note: There is no mains gas.

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: Available by rental agreement

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric storage heaters & back boiler on stove

(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 D

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

Our Ref: JGA/11112024

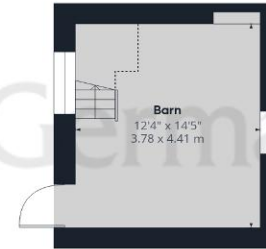
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.



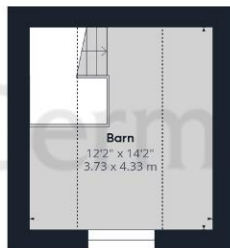




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

1205.24 ft²

111.97 m²

Reduced headroom

91.06 ft²

8.46 m²

(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.

GIRAFFE360



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.

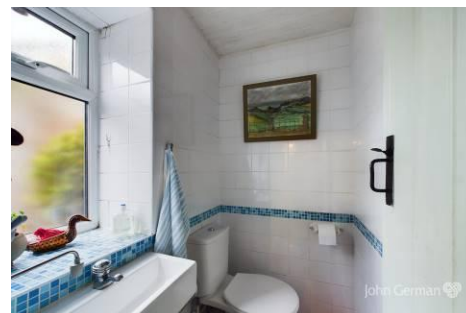
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



