

Main Street

Hognaston, Ashbourne, DE6 1PU

John 
German





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£750,000

Situated in the heart of Hognaston, Ye Old Forge is a historic four-bedroom, four-bathroom cottage on a 1.55-acre plot. With original features, stunning gardens, a double garage, and proximity to Carsington Water and local amenities, it blends charm, history, and village living perfectly.

Situated in the heart of the sought-after village of Hognaston, Ye Old Forge is a unique four-bedroom, four-bathroom cottage exuding character and historical charm. Once the village forge, this historic property retains many original features, enhancing its timeless appeal. The property benefits from LPG-fired central heating and has recently been updated with uPVC double glazing on most windows.

Situated on a generous 1.55-acre plot, the property features a beautifully maintained garden with mature trees and shrubs, ample off-street parking, and a detached double garage complemented by a carport. Its idyllic location offers the perfect village lifestyle, with a local pub just a short stroll away and the stunning Carsington Water close by. The nearby towns of Ashbourne, Wirksworth, Matlock, and Belper provide further amenities within easy reach. Whether you're looking for a spacious family home or a place to make your own, Ye Old Forge offers an appealing combination of charm, history, and potential.

Stepping through the front porch, it has a stone flag flooring, which leads into the reception hallway. The hallway features wooden flooring and showcases the original forge opening with its striking stone surround, a nod to the property's historic origins. From here, a staircase leads to the first floor, while doors lead to the sitting room and dining room.

The dining room is generously sized, centered around a striking large fireplace with an inset burner, creating a warm and inviting focal point. The sitting room has wooden flooring and a feature range fireplace, with a useful built-in cupboard.

The dining kitchen features stone flooring, an electric radiator, and a charming farmhouse-style design, complete with a stainless-steel sink, a range of cupboards, and a freestanding electric oven with a four-ring hob. Adding to its character, the kitchen includes a Rayburn Nouvelle central heating range cooker. A concertina door reveals a practical larder cupboard or baking area, equipped with rolled-edge preparation surfaces, built-in shelving, and appliance space beneath. Additionally, a door leads to a spacious pantry, offering cupboards, more preparation surfaces, space for a fridge/freezer, plumbing for a washing machine, and further built-in shelving for added storage.

A door from the dining kitchen opens into the snug, which continues the stone flooring. The room features a fireplace with an inset open fire as the focal point. There are doors leading out to the rear garden and another door providing access to the guest cloakroom. The guest cloak room has a wash hand basin and a low-level WC.

Moving onto the first-floor landing, there are doors off to the bedrooms and bathroom.

The master bedroom offers multiple built-in wardrobes and storage cupboards, providing ample storage space. A door leads to the ensuite, which includes a pedestal wash hand basin with taps, a low-level WC, and a bath with a mixer tap and handheld shower attachment. Additionally, the ensuite features a spacious airing cupboard with hanging space, shelving, and room for wardrobe storage, as well as housing the hot water tank.

Bedroom two features built-in wardrobes, an electric shaver point, and an ensuite. The ensuite includes a shower unit with a mains-powered shower, a low-level WC, and a pedestal wash hand basin.

Similarly, bedroom three is equipped with built-in wardrobes and an ensuite. This ensuite comprises a pedestal wash hand basin, a shower unit with a mains-powered shower, and a low-level WC.

The fourth bedroom includes built-in cupboards and a convenient walk-in shower unit, providing additional functionality.

The family bathroom is well-appointed with a pedestal wash hand basin, a low-level WC, and a bath fitted with a chrome mixer tap and handheld shower attachment.

Gravel Driveway

The front of the property features a beautifully presented garden, surrounded by a stone wall, with graveled decorative areas, planting beds, and a stone-flag walkway leading to the front door.

To the rear, the driveway leads to a detached double garage, complete with power, lighting, and spacious attic storage. Adjacent to the garage is a carport with a wood store located behind.

The property boasts a meticulously designed and beautifully maintained garden featuring a diverse array of trees, including acer, honeysuckle, beech, cherry, crab apple, weeping willow, and oak, among others. A private, paved patio seating area and a charming gazebo provide the perfect spots to relax and enjoy the views of the lawned garden. Undoubtedly, one of the property's standout features is its impressive overall plot size of 1.55 acres, offering vast potential and abundant outdoor space.

Agents note: There are covenants appertaining to this property, a copy of the land registry 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: Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

(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: Derbyshire Dales District Council / Tax Band F

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

Our Ref: JGA18112024

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.









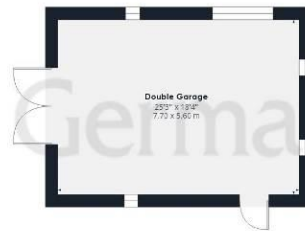




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2414.14 ft²

224.28 m²

Reduced headroom

22.32 ft²

2.07 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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G	1 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



