

# Main Street

Hognaston, Ashbourne, DE6 1PU

John German





# Main Street

Hognaston, Ashbourne, DE6 1PU

£485,000

**Well-presented three-bedroom semi-detached cottage in a sought-after village location. Three reception rooms, workshop, spacious plot with gardens and off-street parking. Close to Carsington Water and nearby towns, with a local pub just a short walk away.**

John German 

Located in the heart of a well-regarded village, Dene Holme is a well-proportioned three-bedroom semi-detached cottage offering a balanced mix of indoor and outdoor space. The property features three double bedrooms and three reception rooms, providing flexibility for family living or home-working arrangements. Set on a generous plot, the cottage includes a workshop, off-street parking, and beautifully maintained gardens, making it a practical choice for couples or families seeking a peaceful semi-rural setting. It also benefits from solar panels, helping with the hot water.

The cottage sits centrally within the village, just a short stroll from the local pub and within easy reach of the scenic Carsington Water. This location offers an appealing lifestyle for those looking to enjoy the outdoors while staying connected. The nearby market towns of Ashbourne, Wirksworth, Matlock, and Belper are all easily accessible, offering a full range of shops, schools, and services. Well presented and ideally situated, Dene Holme combines village charm with convenience, making it an ideal move for buyers looking to settle in a popular community location.

Entering through a wooden door, the lounge features a brick fireplace with stone hearth, oak lintel and an inset multi-fuel burner creates the focal point of the room. Doors lead off to the inner lobby, utility room, and kitchen. The inner lobby provides a useful space for coats and access to both reception rooms, along with a staircase leading to the first floor.

The sitting room is a spacious second reception room with access to both the inner hallway and dining room. It includes a sandstone fireplace with hearth and an inset Stovax multi-fuel burner. The dining room, forming the third reception space, opens into the conservatory via uPVC French doors and also has access to the kitchen. The conservatory is a bright and generously sized room with uPVC French doors leading out to the rear garden.

The kitchen is fitted with rolled-edge preparation surfaces, an inset stainless steel sink with drainer and chrome mixer tap, and tiled splashback surrounds. There are base cupboards and drawers, appliance space for a fridge, space for a cooker with extractor, an integrated dishwasher plus additional space for a fridge or freezer. Wall-mounted units provide further storage. A Piazzetta pellet stove offers ducted heating to parts of the first floor and includes a timing function.

The utility room has tiled flooring, preparation surfaces with inset sink and drainer and tiled splashbacks. There is plumbing for a washing machine, further storage units, and it also houses the oil-fired boiler. The guest cloakroom is fitted with a wash hand basin and low-level WC.

Upstairs, the L-shaped landing gives access to all bedrooms, the bathroom, and the wet room. Fitted cupboards provide storage, including an airing cupboard housing the hot water tank. There is also loft hatch access. The principal bedroom is a well-proportioned double overlooking the rear garden and its own en-suite WC with pedestal wash hand basin, low-level WC, and a Velux roof window. It also has loft access, three have been boarded and two have ladder access. The second and third bedrooms are both further double rooms.

The family bathroom is fitted with a pedestal wash hand basin, low-level WC, bath, shower unit with electric shower, extractor fan, electric heater, and chrome ladder-style heated towel rail. The separate wet room includes an electric shower, concertina shower screen, ladder-style heated towel rail and extractor fan.

Outside, a large tarmac driveway at the front provides ample off-street parking for multiple vehicles. To the rear, the property enjoys a generous garden plot mainly laid to lawn, with a patio seating area, mature trees, and established planting. A well-maintained vegetable area includes raised planters, a greenhouse, timber shed, and log store. There is also a detached workshop with wooden double doors, power, and lighting-ideal for storage or use as a workspace. To the side, a further timber shed, oil tank, and access from front to back complete the external space.



**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:** Oil

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

**Broadband type:** Fibre to the cabinet

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 C

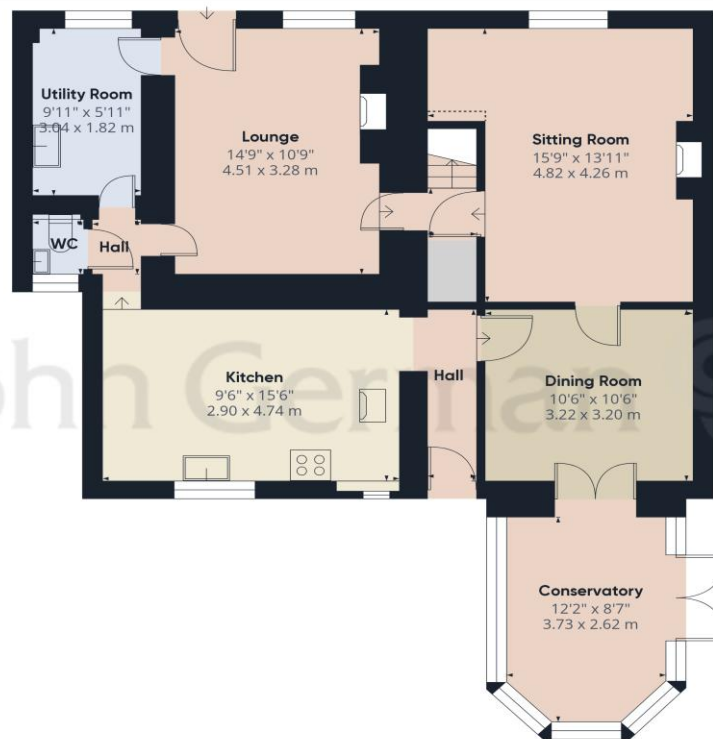
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09042025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Ground Floor Building 1

John German

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

866.07 ft<sup>2</sup>  
80.46 m<sup>2</sup>

Reduced headroom

1.38 ft<sup>2</sup>  
0.13 m<sup>2</sup>

(1) Excluding balconies and terraces

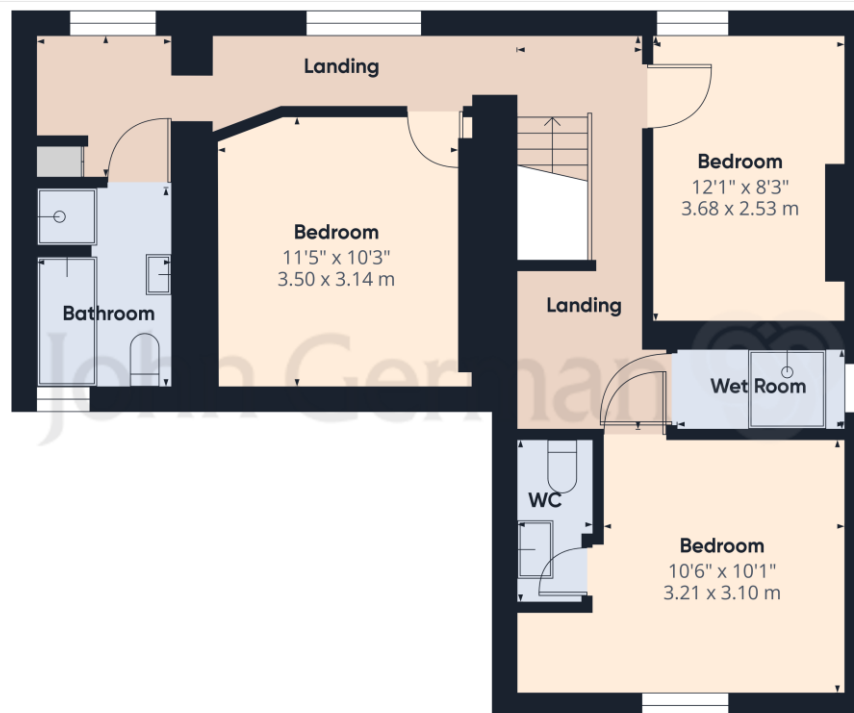
Reduced headroom

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1 Building 1

John German

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

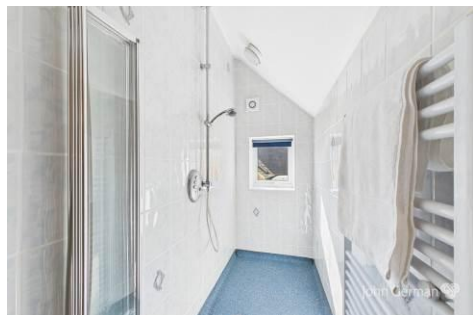
573.5 ft<sup>2</sup>  
53.28 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | 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

