

# Jasmine Cottage

Thorpe, Ashbourne, DE6 2AW

John German



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£500,000

Detached three-bedroom stone cottage in Thorpe, Peak District National Park. Set on 0.25 acres with two reception rooms, off-street parking, and views of Thorpe Cloud. Scope to reconfigure or extend (STPP). Country walks on doorstep. No upward chain.



Jasmine Cottage is a detached stone-built property located in the highly regarded village of Thorpe, within the Peak District National Park. Set within a generous plot of over 0.25 acres, this three-bedroom home offers versatile living accommodation with potential to reconfigure the internal layout and room for extending (subject to necessary permissions), making it well-suited for couples or families looking for a countryside home with flexibility. The property is offered with no upward chain and presents a rare opportunity to purchase a character home in an exceptional rural setting. The accommodation includes two reception rooms, three bedrooms, and a functional kitchen, with scope for modernisation or remodeling to suit individual needs. Externally, the property benefits from ample off-street parking and enjoys a spacious garden with a tranquil brook running through and enjoying views towards Thorpe Cloud and immediate access to a wide range of walking routes.

Entering the property, the entrance hallway provides access to the bathroom and dining room, with a staircase leading to the first floor. The bathroom is fitted with a pedestal wash hand basin, low-level WC, and a bath. The dining room is a bright, dual-aspect space with windows to the front and rear, with secondary glazing. A feature stone fireplace and hearth form a central focal point, and a door leads directly through to the kitchen. The kitchen is fitted with rolled-edge preparation surfaces, an inset stainless-steel sink with drainer and chrome mixer tap, and tiled splashbacks. There is a range of base cupboards and drawers, space and plumbing for a dishwasher, and complementary wall-mounted units for additional storage. A freestanding electric oven with four-ring hob and extractor fan is also included. Doors lead to the dining room, sitting room, and utility room. The utility room provides further work surfaces, wall-mounted cupboards, and houses the oil-fired boiler. A door opens into the garden room. The garden room features tiled flooring and uPVC windows overlooking the rear courtyard garden, with a door providing access outside. The sitting room is a generously sized reception space, dual aspect with windows to the front and side, both with secondary glazing. A striking stone fireplace with inset burner forms the room's focal point.

Upstairs, the landing provides access to three bedrooms and a study. The principal bedroom is a spacious, dual aspect room with windows to the front and side, secondary glazing, built-in wardrobes, and an en-suite bathroom. The en-suite includes a pedestal wash hand basin, low-level WC, a bath, and useful eaves storage. The second bedroom is a large double with a front-facing window and secondary glazing, while the third bedroom includes fitted wardrobes. The study is a flexible space that could be used as a fourth bedroom. Positioned above the ground-floor bathroom, it presents potential for conversion into an additional bathroom, subject to necessary checks.

Externally, the property sits within a plot over 0.25 acres and enjoys views towards Thorpe Cloud. A tranquil brook runs through the grounds, and the garden is mainly laid to lawn. A large gravel driveway provides ample off-street parking for multiple vehicles. At the rear, a private courtyard garden with a patio seating area offers a peaceful outdoor space, with a timber shed positioned to the side. Please note, there has been a small, concentrated outbreak of Japanese Knotweed found on the property. There is a treatment plan in place, and a 10-year guarantee will be available. A public footpath runs alongside the property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard. **Parking:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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

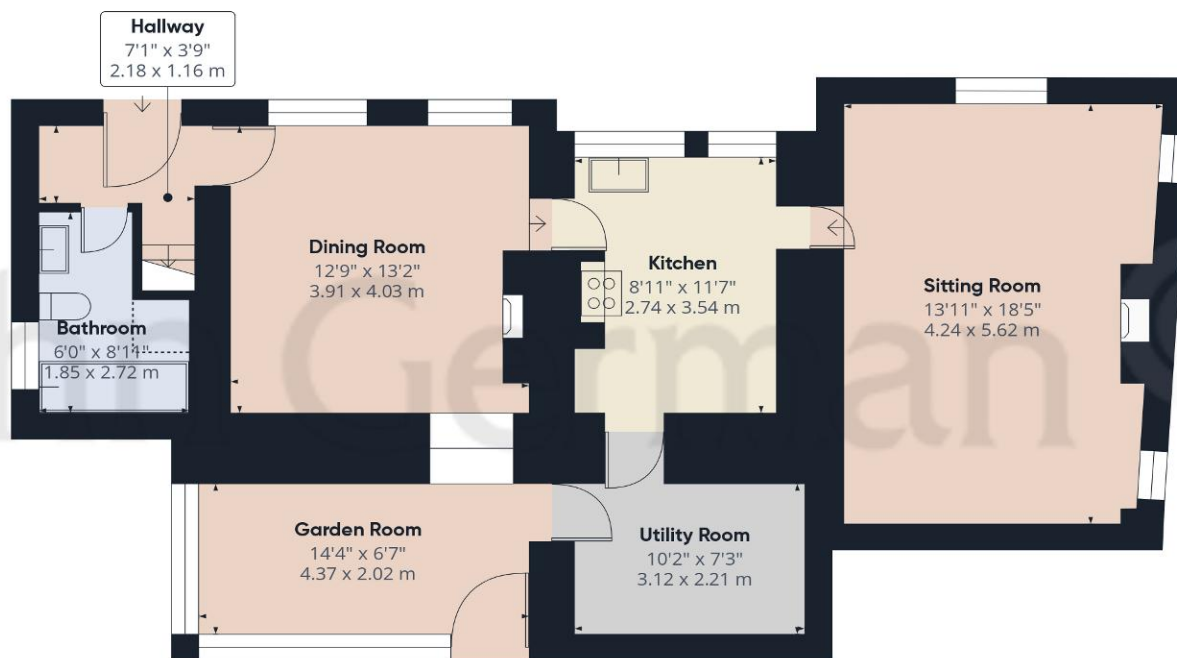
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) **Our Ref:** JGA/15052025

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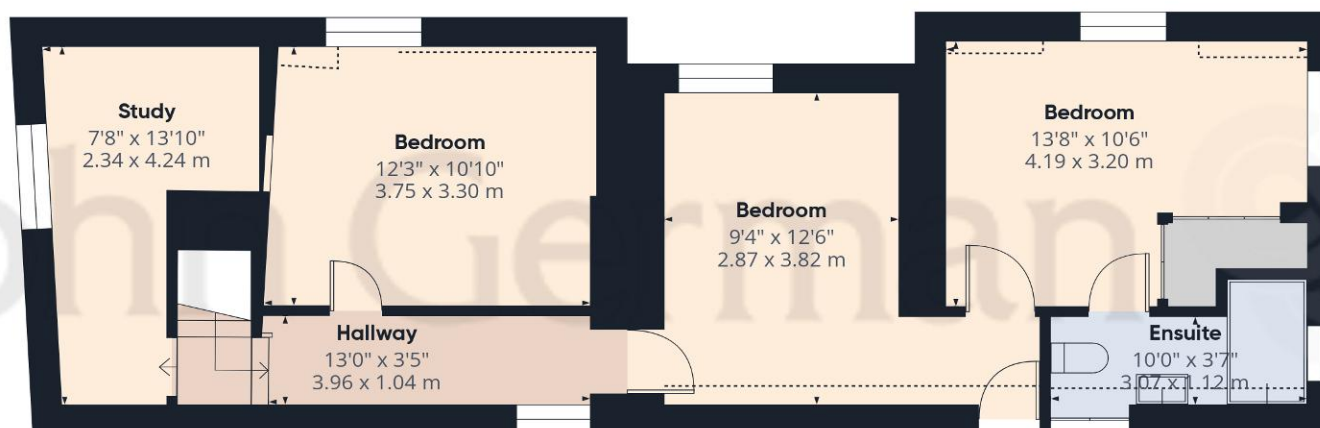








Ground Floor



Floor 1

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

1376 ft<sup>2</sup>

127.8 m<sup>2</sup>

**Reduced headroom**

32 ft<sup>2</sup>

2.9 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.

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 G	



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