

Sycamore Cottage

Wyaston, Ashbourne, DE6 2DR



Two bedroom semi-detached cottage in sought-after Wyaston, with full fibre, off-street parking and no upward chain. Situated within Osmaston School catchment with easy access to Ashbourne, A515 and A52. Suited to a buyer looking for a well-connected village home.

Asking Price Of £195,000



John German

Sycamore Cottage is a two bedroom semi-detached home set in the sought-after village of Wyaston, within the Ashbourne golden triangle and in the catchment for Osmaston Primary School. The property offers full fibre availability for reliable home working, along with off-street parking and no upward chain. Inside, there is a lounge/diner, kitchen, two bedrooms and a wet room. The location provides quick access into Ashbourne, the A515 and A52, making commuting to Ashbourne, Derby, Uttoxeter and Burton easy.

The cottage does require some modernisation but offers strong potential for buyers who want to put their own stamp on a property. It's a practical choice for downsizers looking for a manageable home in a well-regarded area, someone looking for a holiday home or holiday let, as well as first time buyers seeking a village setting with good connections to Ashbourne.

A wooden door opens into the porch with a further door leading into the lounge/diner. The lounge/diner is a triple-aspect room with windows to the front, rear and side. An open fireplace with a brick surround forms the focal point of the room. The inner lobby has tiled flooring and a wooden door to the rear, with access to the wet room, kitchen and lounge/diner.

The kitchen has a tiled floor and rolled-edge preparation surfaces with an inset 1½ composite sink, drainer and chrome mixer tap, along with tiled splashbacks. There are cupboards and drawers below, space and plumbing for a washing machine, and space for a freestanding fridge freezer. An integrated electric double oven and grill sits beneath an electric hob, with wall-mounted cupboards providing additional storage. A staircase leads to the first floor, and there is a useful understairs cupboard. Electric radiator.

The wet room is fully tiled and fitted with a low level WC, wash hand basin with chrome mixer tap, electric shower and electric extractor fan.

The first floor landing gives access to both bedrooms. Bedroom one is a generous double with built-in shelving, an electric storage heater and built-in wardrobes. A door leads to a useful WC with a toilet and wash hand basin. Bedroom two has an electric storage heater and built-in wardrobes with sliding doors housing the hot water tank.

Outside, the front of the property features a private, low maintenance courtyard garden with a mature hedge border. To the side, a block-paved driveway provides off-street parking.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Electric

(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/>

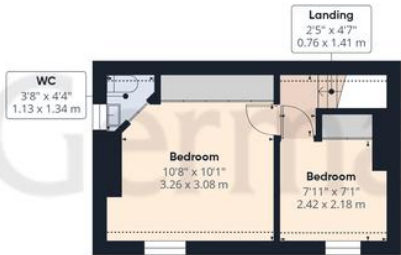
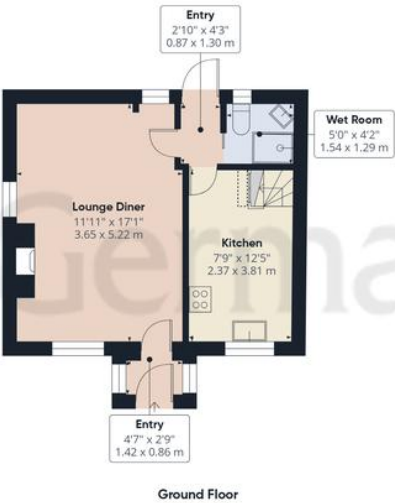
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C

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

Our Ref: JGA/10122025

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 1st 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.



John German

Approximate total area[®]
546 ft²
50.6 m²

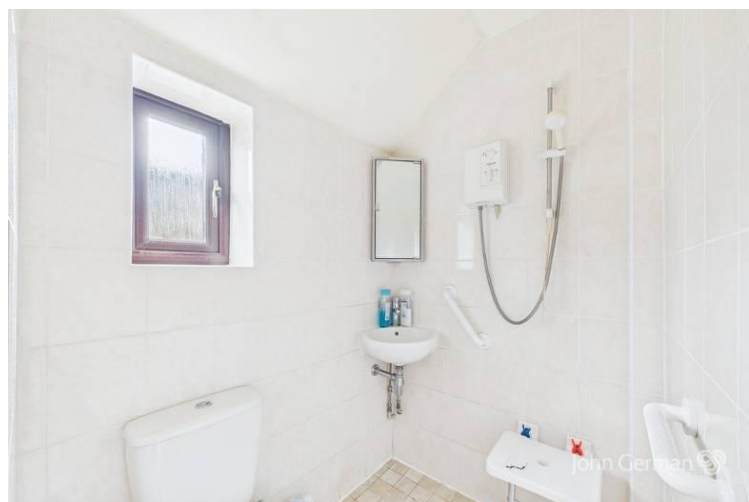
Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS (PMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





OnTheMarket

rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

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

01335 340730

ashbourne@johngerman.co.uk

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.

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