

# Main Street

Ashbourne, Ashbourne, DE6 1JH



Characterful one bedroom cottage in a popular village location. Spacious sitting room, galley kitchen and ensuite shower room. Low maintenance terraced garden. Walking distance to pub, school and bus routes, close to Carsington Water, Ashbourne and Wirksworth. Ideal for single occupier, couple or holiday let.

**Asking Price Of £165,000**

**John German** 

1A The Hillocks is a one bedroom cottage offering character and charm in a popular village location. Well suited to a single person, couple or those seeking a low maintenance holiday let, the property combines traditional features with a practical layout. It is within walking distance of the local pub, school and bus routes, and is conveniently positioned for Carsington Water, Ashbourne and Wirksworth.

The accommodation includes a spacious sitting room with a welcoming feel, leading through to a galley kitchen arranged for efficient day to day use. To the first floor there is one bedroom with an ensuite shower room, providing comfortable and manageable living space. Externally, the property benefits from a low maintenance side terraced garden, offering outdoor space without extensive upkeep. 1A The Hillocks presents an opportunity to enjoy village living in a compact and characterful home.

A wooden entrance door opens into the sitting room, where an inset log burner forms a central focal point creating a cozy reception space. There is a staircase to the first floor with a useful understairs storage cupboard, along with decorative wooden panelling.

The galley kitchen is fitted with rolled edge work surfaces incorporating a stainless steel sink and drainer with chrome mixer tap and tiled splashback. There is space and plumbing for a washing machine, space for a freestanding oven and fridge, and a range of complementary wall mounted cupboards. The oil fired boiler is located here and there is access to the loft.

To the first floor, the double bedroom benefits from triple aspect windows to the front, side and rear, providing good natural light. There is loft access and a door leading to the ensuite shower room.

The shower room comprises a wash hand basin, low level WC and shower enclosure fitted with an electric shower, together with an extractor fan.

Externally, to the side of the property, a pedestrian gate leads to steps rising to a low maintenance terraced seating area enjoying a pleasant countryside outlook. The oil tank and log store are also positioned to the side of the property.

**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:** On road

**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 A

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

**Our Ref:** JGA/27022026

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arta  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 tsj  
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