

A DOUBLE FRONTED DETACHED STONE COTTAGE

**HOPE MOUNT
ALSTONEFIELD
ASHBOURNE
DE6 2FR**



PRICE: O/A £375,000

Stunning edge of Peak Park village location with far reaching views

DESCRIPTION

Bearing a date stone of 1862 Hope Mount is an excellent, double fronted, traditionally styled, stone built, detached cottage which enjoys tremendous panoramic views over the stunning countryside of the Peak District National Park.

Occupying a slightly elevated position on the edge of the extremely popular and sought after village of Alstonefield the property provides spacious, three bedroomed accommodation and now offers tremendous scope and potential for alteration to a purchasers personal choice.

Being oil centrally heated and sealed unit double glazed throughout the property is ideal for occupation by the professional couple or young family. In addition a substantial, two-storey stone outbuilding offers fantastic potential for the development of further self-contained or adjoining accommodation, for example a holiday let, subject to the obtaining of any necessary consents.

Early viewing is highly recommended.

ACCOMMODATION

A shallow canopy porch shelters the leaded stained glazed front door with stained glazed arched fan light over and in turn leads to

Entrance Hallway with black and red quarry tiled floor and staircase off to first floor level.

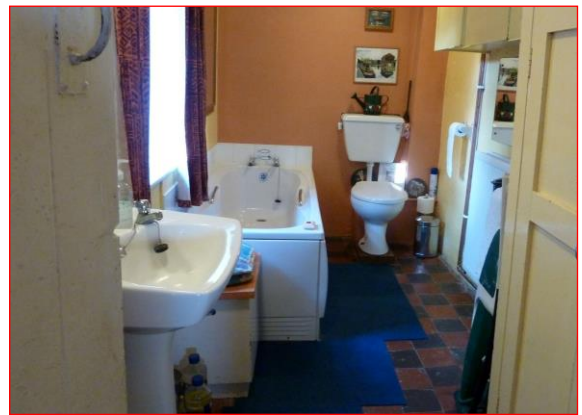


Front Sitting Room 12' x 11'8" (3.66m x 3.56m) with sealed unit double glazed upvc window to the front enjoying extensive views. Double panel central heating radiator and tiled fireplace with open fire.



Extended Dining Kitchen 18'4" x 14'4" (5.59m x 4.37m) reducing to 11'2" (3.40m). Quarry tiled floor and small pane glazed sealed unit double glazed

window to the front again enjoying extensive open views. The kitchen is fitted with a good range of base and wall cupboards with matching drawer banks and ample round edged work surfaces having inset double bowl single drainer sink unit with mixer tap. Appliance space with plumbing for dishwasher and automatic washing machine and also space for tumble dryer. Integrated electric double oven with four burner hob. Tiled splashbacks. There is a matching island unit again with fitted cupboards and integrated refrigerator, shelving and round edged work surface. Further sealed unit double glazed side window again with superb view and flanking recess housing the oil fired Stanley range which incorporates back boiler for domestic hot water and central heating and also provides for cooking. Heavy timber mantel. Beamed ceiling. Sealed unit double glazed window to the rear and double panel central heating radiator. A door from the kitchen leads down to the cellar.



Ground Floor Bathroom 11'7" x 5'3" (3.53m x 1.60m) with fitments in white comprising panelled bath, low flush wc and pedestal wash hand basin. Upvc sealed unit double glazed window to the rear. Quarry tiled floor and double panel central heating radiator.



Rear Conservatory 12' x 9'3" (3.66m x 2.82m) a most useful room of sealed unit double glazed construction over a brick base with ceramic tiled floor and large double panel central heating radiator. Double opening doors to the rear lead to the enclosed rear courtyard garden area.

Cellarage from the kitchen a door leads to stone steps down to **Cellar** approximately 12' x 12' (3.66m x 3.66m) having fitted double panel central heating radiator. The cellar provides a most useful additional storage facility and has electric light and power connected.

Staircase to first floor landing a spacious landing with inner landing off currently utilised as a

Dressing Room 11'7" x 6'5" (3.53m x 1.95m) and having door off to front bedroom and also double opening doors to



Shower Room having three piece suite in salmon pink providing shower tray with Mira Sprint electric shower, wash hand basin and low flush wc.



Bedroom One 12' x 11'7" (3.66m x 3.53m) with upvc sealed unit double glazed small pane window to the front which enjoys far reaching and most delightful views. Single panel central heating radiator. Two wall light points.



Bedroom Two (front) 11'4" x 10'11" (3.45m x 3.33m) again with small pane upvc sealed unit double glazed window with superb views. Overstairs storage cupboard, two wall light points and in built cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.

Bedroom Three 8'2" x 7'2" (2.49m x 2.18m) with upvc sealed unit double glazed window to the rear with

uninterrupted views towards Wetton Hill. Single panel central heating radiator. Double ADSL point.



OUTSIDE

The property stands in an elevated position from the road behind a good sized front garden with natural rockery, gardens, ponds and water features, crazy paved patio terrace area and superb views. At roadside level there is a small garage/storage building with flanking space for the oil storage tank. Pedestrian walkway leads past the side of the house to the rear where there is a private enclosed courtyard garden with most useful detached stone and tile double height outbuilding which has had the benefit of a new roof in recent years. This building is currently in two sections at ground floor level and open to the eaves. It measures 9'7" x 6'6" (2.92m x 1.98m) and 9'7" x 9'5" (2.92m x 2.87m). There is also an adjoining single storey stone and tile building currently utilised as fuel storage.

Situated on the opposite side of the road to the cottage is a most useful off road parking area which extends to some approximately 150sq.m or thereabouts (subject to formal measured survey)



SERVICES

It is understood that mains water and electricity are connected. Drainage is to a private tank system.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has

not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band D

EPC RATING band F.



VIEWING

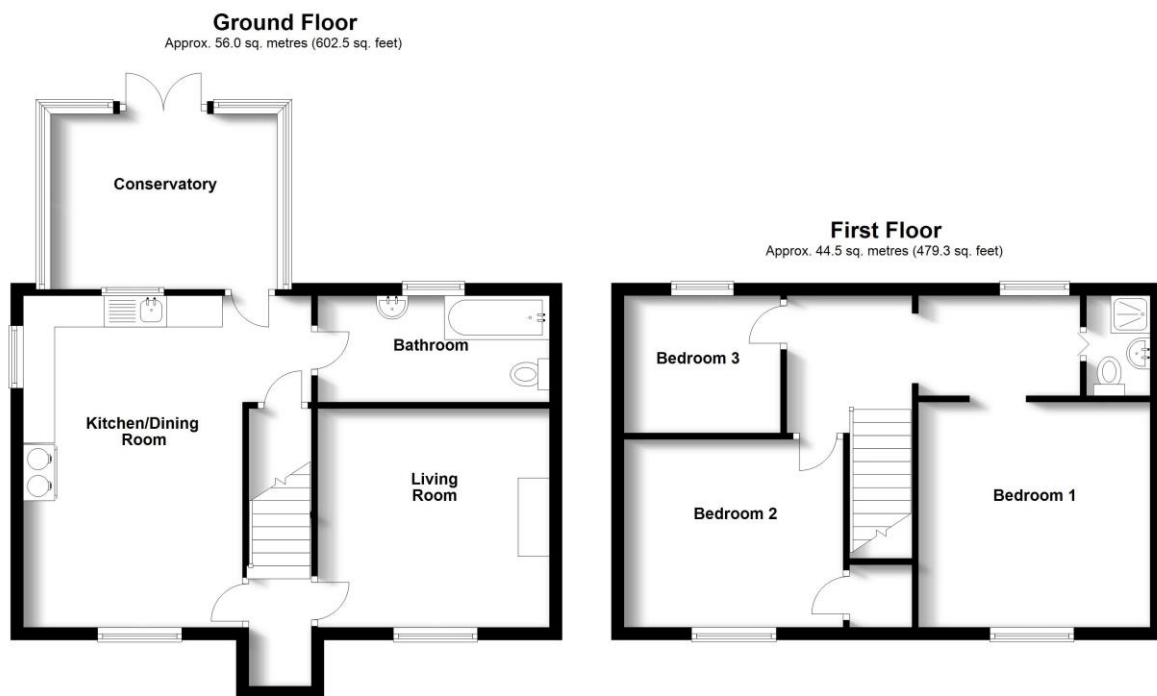
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave in a northerly direction along the main A515 Buxton road. Continue along on this road for just over 5 miles before turning left signposted Alstonefield. Follow this road crossing over the River Dove and proceed up into the village. Proceed through the centre of the village heading out towards Wetton and the property will be found on the lefthand side.

Ref: FTA2211

13/12/18



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

Hope Mount, Alstonefield, Nr Ashbourne, Derbyshire, DE6 2FR

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.