

**A GRADE II LISTED STONE BUILT FOUR BEDROOM PROPERTY WITH
WORKSHOP AND STUDIO**

**THE COTTAGE
ALSTONEFIELD
DE6 2FX**



PRICE: OFFERS OVER £400,000

Situated within the heart of this highly sought after Peak District
village
NO UPWARD CHAIN

DESCRIPTION

An unusual opportunity to acquire a stone built Grade II Listed cottage with studio and workshop, located within the heart of this idyllic and highly sought after Peak District village surrounded by some of the most delightful countryside in the area.

The property offers versatile accommodation retaining much of its original charm and character, it currently comprises sitting room, dining room, cloakroom/utility, kitchen, four bedrooms, two bathrooms, workshop and studio, along with a cobbled fore court garden and enclosed rear courtyard garden with stone outbuilding.

The property is likely to suit a wide range of buyers as the accommodation could appeal to those who run their own business or it could be used as one large family home. Equally it could be split into two separate cottages offering a perfect combination for a home with adjoining holiday let or annex suitable for parents/dependant relatives. There is tremendous scope to alter and adapt the accommodation to suit the individual buyers requirements, all subject to the necessary planning consents.

ACCOMMODATION

A timber front entrance door opens into

Entrance Lobby with door to



Sitting Room 4.58m x 4.24m [15' x 13'11"] having a feature fireplace with timber surround, tiled inset and hearth with open fire grate. Front and rear aspect windows, beamed ceiling, radiator and original inbuilt cupboard. Doors lead to inner hall and



Dining Room 4.25 x 2.73m [13'11" x 8'11"] having a beamed ceiling, radiator and side aspect window. A door leads to the

Utility/Cloakroom with pedestal wash hand basin, low flush wc, plumbing for a washing machine, radiator, partially tiled walls, tiled flooring, extractor fan and built in cupboard.

Inner Hall with staircase leading to first floor, under stairs cupboard, radiator and doors lead to the kitchen and

Pantry 1.78m x 1.68m [5'10" x 5'6"] having a tiled floor.



Kitchen 4.01m x 2.74m [13'2" x 9'] comprising a range of wall and base units and drawers, worksurface with inset stainless steel sink and drainer unit and four ring induction hob. The oil fired central heating boiler is concealed within one of the units. There is a radiator, rear aspect windows, beamed ceiling, tiled floor and door to

Rear Entrance Porch with ceiling hatch housing the electric meters and there is a timber rear entrance door leading to the rear garden.

First Floor Landing with staircase leading to second floor, side aspect window, built in cylinder cupboard and roof window. Doors lead to bedroom one, bedroom four and the bathroom.



Bedroom One 4.22m x 3.78m [13'10" x 12'5"] with front aspect window, radiator, beamed ceiling and a range of fitted wardrobes providing hanging and shelving space.

Family Bathroom comprising bath with tiled side, wash hand basin, bidet, low flush w.c. and shower cubicle with mains control shower. There is a rear aspect window, tiled walls, beamed ceiling and radiator.

Bedroom Four 3.35m x 1.56m [11' x 5'2"] with side aspect window, radiator, wash hand basin, fitted cupboard and beamed ceiling. A door leads to the **Studio**.

Second Floor Landing with inbuilt cupboard and doors lead to bedroom two and the second bathroom.



Bedroom Two with side aspect window, beamed ceiling, wash hand basin, radiator and fitted single wardrobe.



Bathroom Two comprising bath, pedestal wash hand basin, low flush wc. Partially tiled walls, side aspect window, exposed beams to ceiling and radiator.

From the front of the property a second front door opens into a

Ground Floor Entrance Hall with tiled flooring, staircase leading to the first floor and a door leads to the

Workshop 4.66m x 4.32m [15'3" x 14'2"] overall measurements with radiator, light and power.

First Floor Landing with staircase leading to the second floor and door opening into the



Studio 4.42m x 3.32m [14'6" x 10'11"] with exposed beam, Velux window, front aspect window with expansive countryside views, fitted cupboards and radiator. A door leads to bedroom 4.



Second Floor Landing with fitted cupboard and door to

Bedroom Three 2.78m x 2.46m [9'1" x 8'1"] overall measurements. With window light, rear aspect window, wash hand basin, radiator, exposed beams and built in cupboards under the eaves.



OUTSIDE

The property is approached over a cobbled fore court garden which could provide car standing.

At the rear of the property is an enclosed courtyard garden with stone outbuilding.



SERVICES

It is understood that all mains services are connected.

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 C.

EPC RATING Not Required

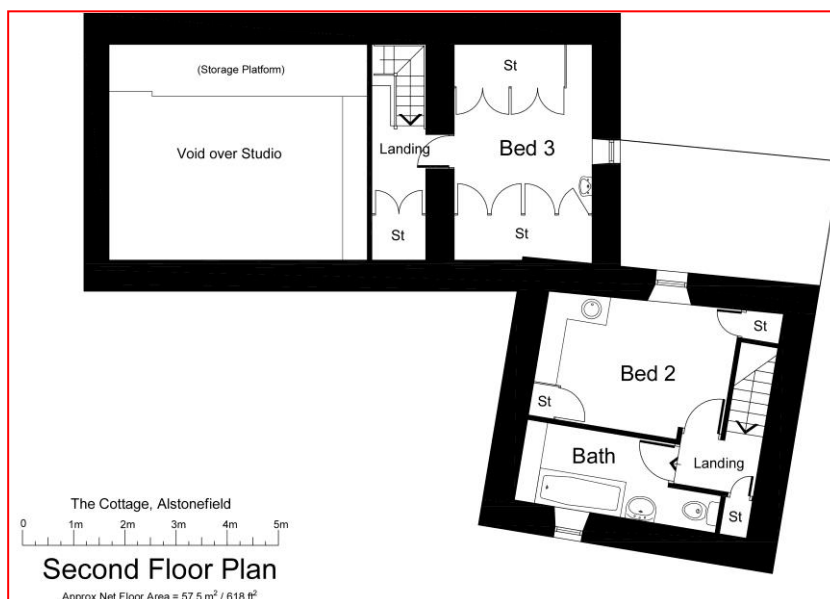
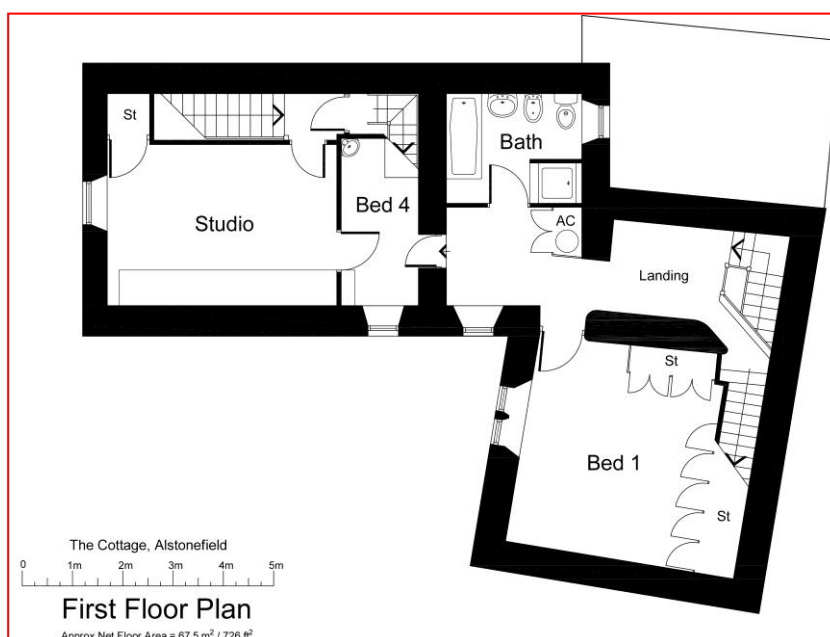
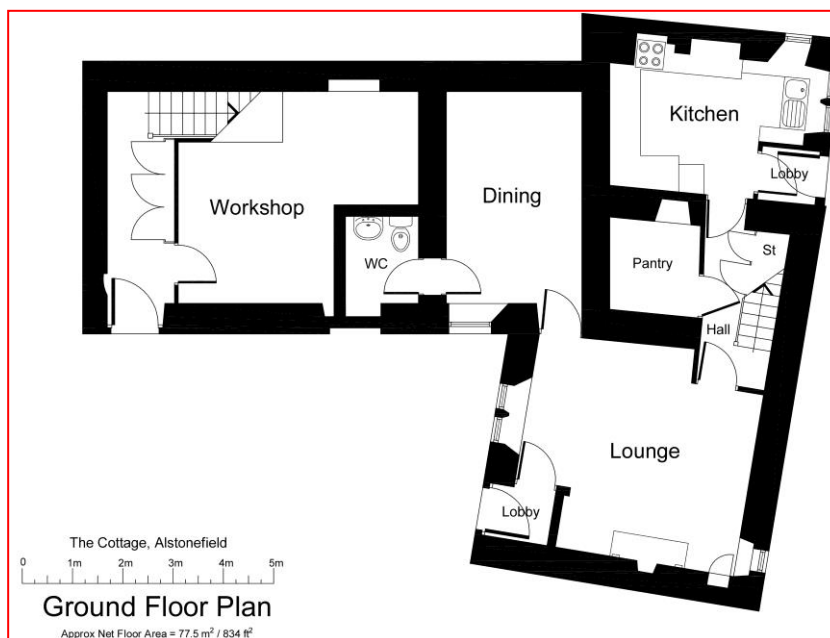
VIEWING

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. On entering the village turn left and then right, immediately after the pub, and the property is located on the right hand side identified by our For Sale board.

Ref: FTA2267



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.