



**DOVE CHAPEL COTTAGE
MILL DALE
ALSTONEFIELD
DE6 2GB**

OFFERS IN EXCESS OF £600,000





DOVE CHAPEL COTTAGE, MILL DALE, ALSTONEFIELD, DERBYSHIRE, DE6 2GB

An absolutely charming, quintessential and characterful Grade II Listed Detached Derbyshire Limestone country cottage, Circa 1800. The property occupies a most idyllic location within the sought after and picturesque Peak District hamlet of Milldale. It is nestled between stunning hillsides and enjoys delightful views over the River Dove and surrounding National Trust landscapes.

Originally believed to have been two cottages - 'Dove Cottage' and 'Chapel Cottage' - the property now offers flexible two/three bedroomed well proportioned accommodation. It has been extensively and very sympathetically restored/conserved between June 2018 and February 2019. It has carefully retained many fine original features which are complemented by the comforts of modern day living. The extensive refurbishment programme includes: a high specification bespoke oak kitchen; new bathroom suite; an extension to provide a ground floor wet room; substantial newly built stone outbuilding/home office; re-wiring; new plumbing and the fitting of high performance German 'Elkatherm' electric heaters; and a complete re-roofing using original rosemary tiles. There is also a large bespoke shed. Attention to detail includes the sourcing and fitting of fixtures such as electrical 'dolly' switches, Suffolk door latches, brass taps etc.

The versatile accommodation briefly comprises: reception/dining room; utility room/larder; wet room; third bedroom/study/garden room; superb breakfast kitchen and sitting room with feature fireplace and Clearview wood burning stove. On the first floor there are two double bedrooms and a family bathroom with roll top bath and separate shower cubicle. The property stands on a generous wrap-around plot with lawns and many pleasant, strategically placed seating areas. It is of note that the garden itself is laid out to achieve an easy-to-maintain garden that is a haven for wildlife – this includes many species of native wildflowers, shrubs and small trees. The driveway provides ample parking for several vehicles, together with a turning area, and a new high specification stone built outbuilding/home office/workshop.

Likely to suit a variety of buyers including: families, professionals and couples with the option of working from home; walkers and those enjoying a variety of outdoor activities; plus active retirees. There are many stunning Peak District countryside walks right from the doorstep, whilst remaining within easy access of the market town of Ashbourne.

One not to be missed! It is difficult to fully appreciate this 'one-off' distinctive cottage from the illustrative and descriptive material alone

ACCOMMODATION

A timber front entrance door opens into the

Reception/Dining Room 3.99m x 3.17m [13'1" x 10'5"] having a beamed ceiling, front aspect stone mullioned window and electric radiator. Conserved fossilised Derbyshire Limestone flooring, some of which is original. Feature stone fireplace and enclosed wooden staircase leading to bedroom two. Doors lead to bedroom 3/study and the kitchen. An opening leads to the

Utility Room 2.02m x 2.01m [6'6" x 6'6"] having a roof window, quarry tiled floor, quarry tiled work surface with inset Belfast sink, brass taps and cupboard below. Space for

two appliances and plumbing for washing machine. Door to

Wet Room 2.05m x 1.53m [6'9" x 5'] having quarry tiled flooring with underfloor heating and partially tiled walls with mains control shower, low flush wc and pedestal wash hand basin. Side aspect window and heated towel rail.

Bedroom Three/Study 4.35m x 2.77m [14'3" x 9'1"] having quarry tiled floor, front and side aspect windows and an electric radiator. Access to the roof space, walk in storage cupboard and rear entrance stable style door.

Breakfast Kitchen 4.15m x 2.97m [13'7" x 9'9"] having a comprehensive, bespoke range of oak hand painted kitchen units and drawers by 'Russell Hutton' of Sheffield. There is an integrated Siemens dishwasher, NEFF microwave and Norcool three drawer refrigerator. Modern, simple to use, quick heat, dual control electric Aga with three ovens and twin hotplates. Oak work surfaces with inset Belfast sink, brass taps and under unit lighting. Beamed ceiling, rear aspect window, front aspect stone mullioned window with original and highly unusual surviving stone trough/sink below. Very rare fossilised Limestone flag flooring. A door leads to

Sitting Room 4.42m x 4.03m [14'6" x 13'3"] having a beamed ceiling, feature stone fireplace with inset Clearview woodburning stove. Front aspect stone mullioned window, fossilised Limestone flag flooring and electric radiator. Original timber front entrance door and new staircase leading to the

First Floor Landing with access to the roof space, two ceiling beams, rear aspect window, electric radiator and built in cylinder/airing/storage cupboard. Doors to bedroom and

Bathroom 4.33m x 2.18m [14'3" x 7'2"] comprising rolltop bath on claw foot, low flush wc, pedestal wash hand basin and fully tiled shower cubicle with mains control shower. Two ceiling beams, exposed and painted floorboards, electric radiator and stone mullioned front aspect window with delightful views.

Bedroom One 4.33m x 3.15m [14'3" x 10'4"] with access to roof space. Front aspect stone mullioned window with delightful views, electric radiator and exposed wooden floorboards.

From the Reception/Dining Room a staircase leads to **Bedroom Two** 3.99m x 3.22m [13'1" x 10'7"] having a sunny front aspect, large stone mullioned window and window seat, again with delightful views. Side aspect window, electric radiator and exposed wooden floorboards. Access to roof space.

OUTSIDE

Standing on a generous plot with lawns, wildflower meadow areas, native shrubs and trees to the front and a stone flagged patio taking full advantage of its south facing aspect and views of the surrounding countryside. The gardens extend to the side and rear which have been landscaped with gravelled pathways, wild flower meadow, native planting and seating areas taking in the delightful views over the River Dove. The rear garden includes a useful high quality bespoke joiner-made timber shed. Steps lead up to a gravelled driveway providing ample

parking/turning and there is a

Detached Stone Outbuilding/Home Office 3.19m x 2.84m [10'6" x 9'4"] having a hardwood door, light and power, quarry tiled floor and front aspect window.

SERVICES

It is understood that mains electric and water are connected. Elkatherm electric heating system. Septic tank.

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 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 Staffordshire Moorlands Band E.

VIEWING

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

WHAT3WORDS

Resources.cherubs.hunt

Ref: FTA2632

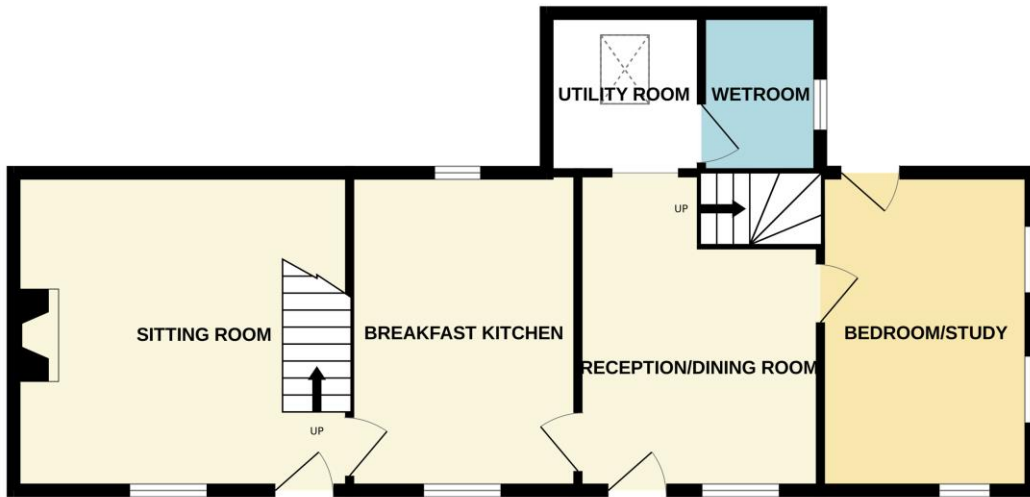








GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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