



**THE OLD POST OFFICE
1 COCK HILL, CLIFTON
ASHBOURNE
DE6 2GJ
PRICE: OFFERS AROUND
£389,950**





THE OLD POST OFFICE, 1 COCK HILL, CLIFTON, ASHBOURNE, DE6 2GJ

Situated in the heart of the highly sought after village of Clifton, this charming semi-detached character cottage has been modernised to a high standard and offers well-proportioned three bedroomed accommodation retaining many original features. Ideal for occupation by professional couples, active retirees or families.

The property has gas central heating, upvc double glazed windows and the accommodation briefly comprises entrance porch, comprehensively fitted dining kitchen, inner hall, sitting room with French doors opening onto the rear garden, utility room and cloakroom to the ground floor. At first floor level there are three generously proportioned bedrooms, one with en-suite shower room, along with a family bathroom. Externally, the property has a delightful, well stocked and private rear garden and there is designated parking for two cars.

Clifton is a desirable village situated approximately one and a half miles south-west of Ashbourne. The property is located within walking distance of Clifton C of E primary school and the village pub. The A515 and A52 are within easy access providing good connections for daily commuting to the towns of Uttoxeter and Leek and the City of Derby.

An early internal viewing is most enthusiastically encouraged.

NO UPWARD CHAIN

ACCOMMODATION

A upvc double glazed and panelled front entrance door leads into the

Entrance Porch with ceramic tiled floor, windows to each side and in-built meter cupboard. A door opens into the

Dining Kitchen 5.86m x 3.62m (19'2" x 11'10") having ceramic tiled floor, radiator, two front aspect upvc double glazed windows and fireplace recess with stone hearth and fitted shelves to each side of the chimney breast. The kitchen area is comprehensively fitted with an excellent range of stylish wall and base units and drawers. Integrated appliances include Indesit fridge and freezer, Bosch electric double oven and Indesit four ring gas hob with stainless steel extractor hood above. Work surface with inset one and a half bowl stainless steel sink and drainer unit, ceramic tiled splash backs and wall mounted

Worcester gas central heating boiler concealed within a matching cupboard. A door leads to the

Inner Hall 2.8m x 2.4m (9'2" x 7'11") again having ceramic tiled flooring, radiator and return staircase leading to the first floor with useful deep under stairs storage cupboard. Doors lead to the utility room and

Sitting Room 4.45m x 3.58m (14'8" x 11'9") with engineered oak flooring and attractive polished marble effect fireplace with matching hearth and fitted decorative coal effect electric fire. Radiator, two wall light points, two upvc double glazed side aspect windows and upvc double glazed French doors opening onto the rear garden.

Utility Room being 'L' shaped with maximum overall measurements of 2.4m x 1.93m (7'11" x 6'4") to include the cloakroom. With ceramic tiled floor, radiator and stainless

steel circular sink unit with mixer tap set into work surface with cupboard under and wall unit above. Space and plumbing for a washing machine with worksurface over and further double opening wall cupboard above. A door opens into the cloakroom and a upvc double glazed stable style door leads to the rear garden.

Cloakroom having fittings in white comprising low flush wc and corner wash hand basin. Upvc double glazed window and ceramic tiled floor.

First Floor Landing having a semi-galleried landing with loft access and roof light window.

Master Bedroom Suite 4.46m x 3.58m (14'8" x 11'9") measurements include the ensuite. Having an in-built wardrobe/cupboard with fitted shelf and hanging rail, two roof light windows, radiator and upvc double glazed French

doors opening onto a Juliette balcony overlooking the delightful rear garden. A door opens to the

En Suite Shower Room being fully tiled and having a contemporary three-piece suite in white comprising shower cubicle with mains control shower, low flush wc, pedestal wash hand basin and heated towel rail.

Bedroom Two 3.66m x 3.08m (12' x 10'2") having a upvc double glazed front aspect window, radiator, beamed ceiling, roof light window and large inbuilt eaves storage cupboard.

Bedroom Three 3.63m x 2.65m (11'11" x 8'8") maximum overall measurements. With radiator, beamed ceiling and front aspect upvc double glazed window.

Family Bathroom 2.40m x 1.53m (7'10" x 5'0") having a three-piece suite in white comprising panelled bath mixer tap and shower head, pedestal wash hand basin and low flush wc. Partially tiled walls, ceramic tiled flooring, roof light window and curved heated towel rail.

OUTSIDE

The property stands in a prominent location within the village behind a small forecourt garden with pathway.

Immediately to the rear of the property there is an extensive paved patio seating area with rockery garden and steps leading up to a most delightful enclosed, primarily lawned rear garden with very well stocked flower, shrub and evergreen beds and borders. There is also a timber summer house.

A gravelled side shared driveway leads to the rear of the property where there is parking facility for two cars and from which there is a gated pedestrian access to The Old Post Office. There is also a further gate from the rear garden to the side driveway.

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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING C

VIEWING

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

WHAT3WORDS

delivers.locator.snoozing

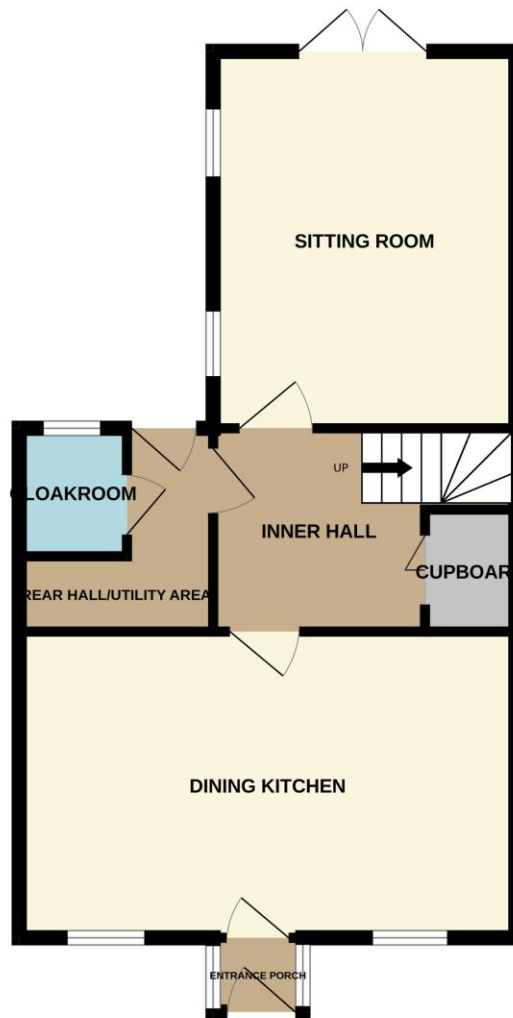
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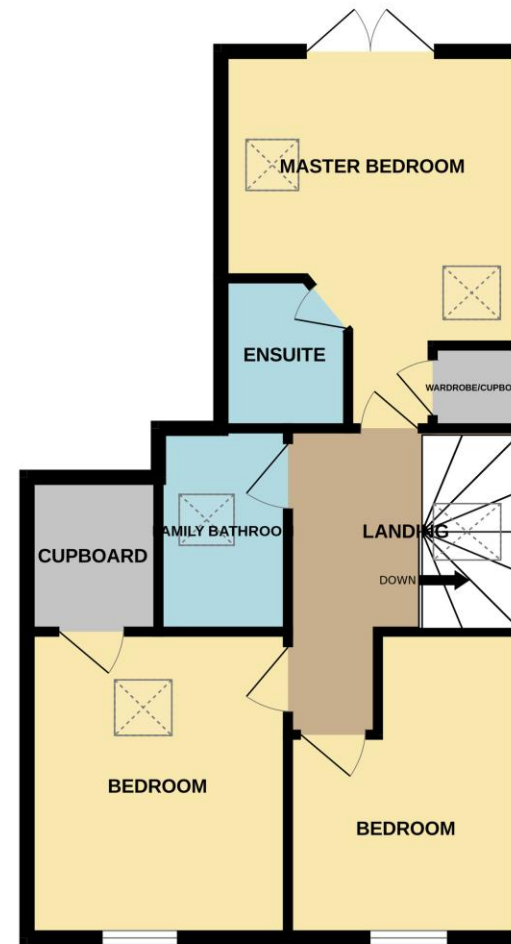




GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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