

# Milldale

Alstonefield, Ashbourne, DE6 2GB



A charming three bedroom detached stone cottage on an elevated position set in the beautiful hamlet of Milldale.

Comprising living/dining room, sitting room, fitted kitchen, utility, downstairs cloakroom, snug/study, first floor landing, three well proportioned bedrooms, luxury refitted bathroom, landscaped gardens, outdoor office, fantastic views down the Dove Valley.

Guide Price £475,000

John German



A charming three bedroom detached stone cottage set on an elevated position overlooking the River Dove. The property enjoys character and charm throughout and is located in the most idyllic hamlet setting located at one end of Dovedale.

The property benefits from owning solar panels which provide a healthy income for the electricity.

**Accommodation**

Main entrance door leads into the living/dining room with tiled floor, beamed ceiling, feature inset electric Aga cooker that runs on a Economy 7 system. Doors off to the utility, kitchen and sitting room. Refitted 'in-frame' luxury kitchen with a range of painted stone wall and base units, Lyra silestone work surfaces over and matching upstands, inset Belfast sink, electric halogen hob, electric combi oven/microwave, spaces for fridge and freezer, plumbing for washing machine, partially beamed with tiled floor. The utility room has quarry tiled floor, spaces for a dishwasher and dryer, and door to the rear elevation. Step and door to a guest cloakroom with a white suite and quarry tiled floor. The sitting room has solid oak floor, feature sandstone fireplace with brick inset and hearth housing a log burning stove. Beamed ceiling and doorway to a staircase with under stairs cupboard and doorway off to the study/snug with feature solid fire surround, electric stove, oak floor and beamed ceiling.

On the first floor is a gallery landing with handmade integrated bookshelving and doors off to the three double bedrooms and the luxury refitted bathroom with a white suite comprising shower cubicle with inset shower, wash basin in vanity unit, further integrated cupboard and shelving plus tiled floor with under floor heating.

**Outside**

To the front of the property are large display borders packed with a variety of herbaceous perennials. Pathway leads to the front and additional side gated access via right of way. A large raised paved patio enjoys views over the River Dove and down into the valley. Outbuilding and a further large timber built outside office with power and lighting. The office is well insulated with velux windows. There is also a vegetable plot, tiered landscaped terraces with rockeries and an additional rear courtyard ideal for summer al fresco dining and a stone built outbuilding. There is residents parking available.

**Directions**

Head out of Ashbourne along the A515 towards Buxton and Bakewell, continue for approximately 5.5 miles and turn left onto Green Lane signposted Alstonefield. Proceed down to the bottom, over the humpback bridge and turn left signposted Milldale, as you proceed the property will be located on the right hand side as indicated by our for sale board.

**Agents Notes**

The property is located in a conservation area.

**Tenure**

Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services**

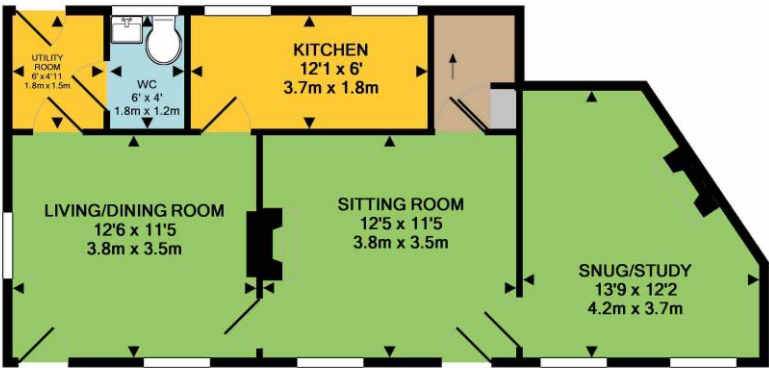
Mains water, electricity. LPG tank. Private drainage. Internet Broadband Connection. Purchasers are advised to satisfy themselves as to their suitability.

**Local Council**

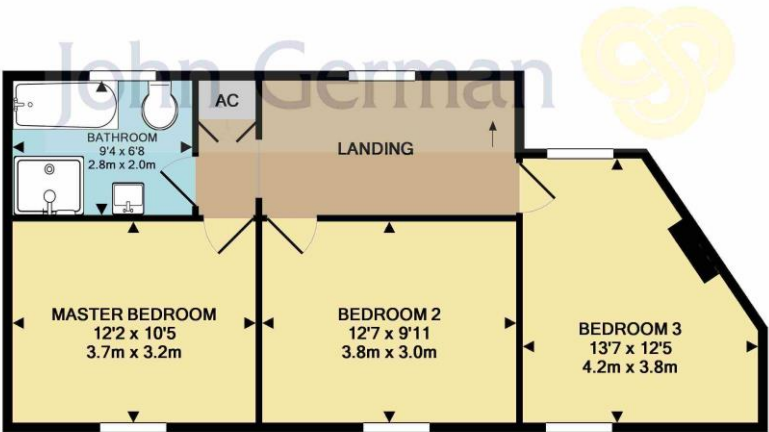
Staffordshire Moorlands Council. Band E.

**Useful Websites**

[www.environment-agency.co.uk](http://www.environment-agency.co.uk)    [www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)



GROUND FLOOR



1ST FLOOR

**Floor Plan Clause**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.





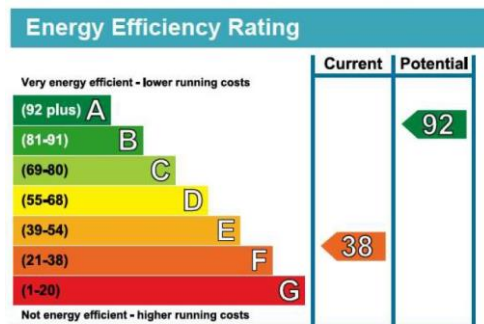


## Agents' Notes

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 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.

## Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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