



## 21 Wetton, Ashbourne, DE6 2AF

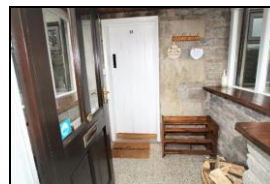
£400,000 Offers in Excess of

NO UPWARD CHAIN. A unique opportunity to purchase a STONE BUILT, GRADE II LISTED THREE BEDROOM DETACHED COTTAGE sited on a SIZABLE PLOT. In the MUCH SOUGHT AFTER delightful village of WETTON part of the PEAK NATIONAL PARK. Property is thought to be circa 19th century and boasts original features throughout. ROYAL OAK VILLAGE PUB, 14TH CENTURY CHURCH and the most amazing, beautiful, COUNTRYSIDE WALKS are all on the doorstep, Property briefly comprises of:- Generous porch, dining room, lounge, good size kitchen, two double bedroom and a single, family shower room and a separate WC. To the front aspect there is the added bonus of AMPLE OFF ROAD PARKING to EACH SIDE of the property, spacious paved patio area, to the rear there is an upper lawn and a variety of stone storage outhouses. Note:- An EPC is not required as property is listed.

No upward chain.  
Grade II listed three bedroom detached cottage.  
Village of Wetton in the Peak National Park.  
Porch, dining room, lounge, good sized kitchen.  
Two double bedrooms and a single.  
Family shower room and separate WC.  
Ample off road parking to both sides.  
Amazing countryside walks, village pub, church.

### **Porch 2.29m (7' 6") x 1.70m (5' 7")**

The porch is a very welcome addition to the property. Stone wall topped with windows to three sides, wooden front door, radiator and tiled floor covering.



### **Dining Room 3.43m (11' 3") x 4.58m (15' 0")**

Enter the property via the wooden door into the dining room. Log burner along with two radiators provide the winter warmth. Hardwood double glazed mullion window, along with a further window to the rear aspect, fixed shelving and carpet.



### **Dining Room**



### **Lounge 3.35m (11' 0") x 4.21m (13' 10")**

Lovely room with beamed ceiling, log burner, two radiators and carpet. Hardwood double glazed mullion window to the front aspect.



### **Kitchen 3.00m (9' 10") x 4.41m (14' 6")**

Solid wood base and wall units with roll top work surface over. Electric oven, four ring ceramic hob with extractor above. The oil fired Rayburn has two cooking plates, double oven and also runs the central heating system, Fixed airing rack above. Double white ceramic sink sits nicely in front of the double glazed wooden window to the front aspect. Benefits from a roller blind. Pantry under the stairs with fixed shelving, power point and vinyl floor covering.



### **Kitchen**



### **Stairs/Landing**

Carpeted stairs lead from the kitchen to the first floor long carpeted landing area. UPVC woodgrain window to the rear aspect. Access from here to the insulated loft space.

### **Master Bedroom 3.36m (11' 0") x 3.42m (11' 3")**

Double glazed hardwood mullion window to the front aspect. Carpet and radiator.



### **Bedroom 2 3.40m (11' 2") x 3.43m (11' 3")**

Double glazed hardwood mullion window to the front aspect. Carpet and radiator.



### **Bedroom 3 2.49m (8' 2") x 1.86m (6' 1")**

Double glazed hardwood window, to the front aspect. Carpet and radiator. Airing cupboard housing the hot water tank and storage.



### **Shower Room 2.13m (7' 0") x 1.43m (4' 8")**

Corner shower enclosure, inset wash/hand basin over a fixed vanity unit and a close coupled WC. Chrome ladder style towel heater, extractor fan, partially tiled walls and vinyl floor covering. Double glazed hardwood window with frosted glazing to the front aspect.



### **Cloak Room 1.80m (5' 11") x 0.90m (2' 11")**

Double glazed hardwood window with frosted glazing to the side aspect. Low level WC, wall mounted wash/hand basin and vinyl floor covering.



### **Front Garden**

Well designed spacious area mainly laid with Indian stone, raised flower border, bbq, external power point and outside tap. Several mature shrubs and flowers in this established garden. Outbuilding has plumbing for a washing machine, lighting and power with rear pedestrian access to further stone storage sheds and space for log store.



### **Off Road Parking**

Hard standing area for off road parking.





## Off Road Parking

Gated access to further off road parking.



## Front Aspect



## Rear Garden

Raised rear garden, laid to lawn with mature tree and open views to the rear.



## Views to Rear



## Village of Wetton



## Countryside



**Property Ref: OPNY000742**

Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only. No responsibility is taken for any error omission or misunderstanding. Viewing strictly by appointment.