



£325,000

Main Street, Ashbourne DE6 3LD

Detached House | 2 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Beautiful Cottage
- Highly Desirable Location
- 2 Double Bedrooms & 2 Bathrooms
- Courtyard Garden
- Stunning Farmhouse Style Kitchen
- Spacious Living Accomodation
- Ideal Downsize Or Holiday Let
- Viewing Absolutely Essential

Property Description

Located in the highly desirable Peak District village of Kirk Ireton, this beautifully presented and deceptively spacious cottage seamlessly blends a wealth of original character features with modern living.

Main Particulars

Located in the highly desirable Peak District village of Kirk Ireton, this beautifully presented and deceptively spacious cottage seamlessly blends a wealth of original character features with modern living. The accommodation briefly comprises an entrance porch, farmhouse-style kitchen/dining room, attractive ground-floor shower room, and a generous living room featuring a log-burning stove. To the first floor, a landing provides access to two double bedrooms and a well-appointed bathroom. Externally, the property enjoys a charming rear courtyard garden, enclosed by attractive stone walling with integrated lighting.

Entrance Porch

Accessed via a characterful front door, this studded porch offers useful coat storage and seating space, creating a practical and welcoming entrance.

Farmhouse Kitchen

Beautifully appointed with a range of wall and base-mounted shaker units, hardwood work surfaces, inset sink with mixer tap, and attractive tiled splashbacks.

Integrated appliances include an electric oven, hob, and extractor hood, with space for a fridge freezer.

Additional features include tiled flooring with underfloor heating, wall-mounted electric radiators, spotlighting, windows to the front elevation, and a staircase rising to the first floor. Internal cottage-style doors provide access to both the living room and shower room.

Ground Floor Shower Room

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin, and large shower enclosure with mains-fed shower and glass screen.

Finished with part tiling, tiled flooring, heated towel rail, spotlighting, extractor fan, and electric point.

Spacious Living Room

A spacious and characterful room featuring wood flooring, wall-mounted electric panel radiators, TV point, and decorative wall lighting. Windows to the side and rear elevations provide plenty of natural light, with a rear door opening directly onto the courtyard garden. The focal point of the room is a cast-iron log-burning stove set within an exposed brick surround and raised tiled hearth.

First Floor

landing

Accessed from the kitchen, with internal doors leading to both bedrooms and the bathroom. Includes a useful over-stairs storage cupboard and ceiling spotlights.

Bedroom 1

Located to the rear of the property, enjoying double-glazed views over the village and surrounding countryside. Features include a wall-mounted electric heater,

additional Velux skylight, fitted bedroom furniture, and a vanity unit with tiled splashback.

Bedroom 2

A further double bedroom with a double-glazed window to the front elevation incorporating a charming window seat, an additional side window, electric panel heater, TV point, and feature wood-panelled wall.

Bathroom

Situated between both bedrooms and fitted with a low-level WC, pedestal wash hand basin, and panelled bath with shower attachment. Benefits from a double-glazed side window, Velux skylight, heated towel rail, vinyl flooring, spotlighting, extractor fan, and a large ceiling-mounted loft access point.

Outside

To the rear of the property is a delightful courtyard-style garden, fully enclosed by traditional stone walling. The stone patio area provides an ideal space for outdoor entertaining.

Please note

There is no gas in the property

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

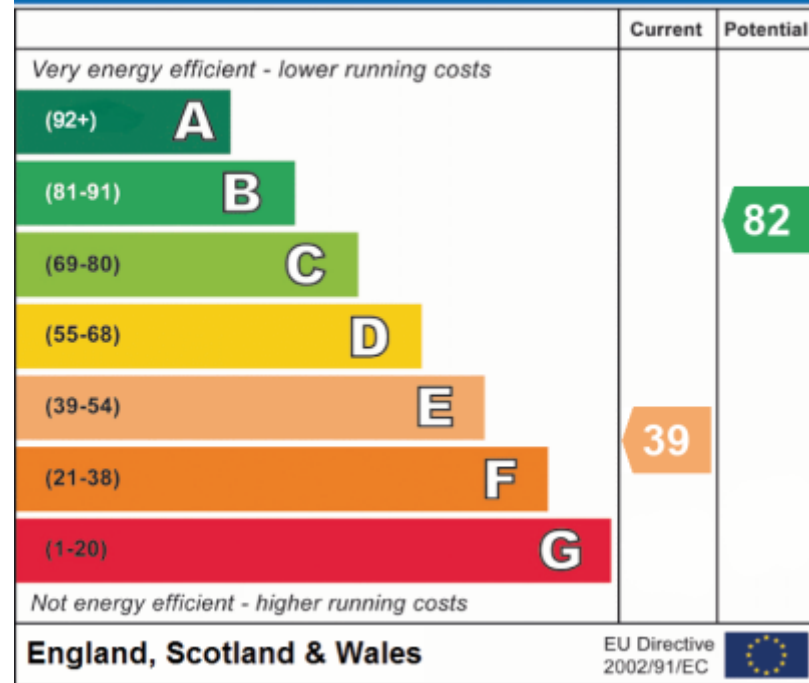




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating



Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com