# 2 Bed House - Detached

Yew Tree Cottage Stonepit Lane, Hognaston, Ashbourne DE6 1PR
Offers In Excess Of £375,000 Freehold

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Fletcher & Company

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- Charming Detached Cottage of Style and Character
- Popular Village Location with a Village Pub and Great Community
- Close to Carsington Water and Delightful Countryside Walks
- Character Lounge with Log burner
- Fitted Kitchen/Dining Room with Appliances
- Two Bedrooms with Two Fitted Bathrooms
- Private Sunny Low Maintenance Garden with Garden Shed
- Benefits From a Driveway - off Road Car Parking
- Character Features & Charm Throughout - Beautifully Presented & Well Maintained
- Ideal Choice for Buyers Looking to Downsize, Professional Couple, or Seeking a Holiday Home

Located in the charming village of Hognaston, is this lovely two-bedroom, two-bathroom detached cottage with the benefit of a driveway providing off-road car parking - Ideal choice for buyers looking to downsize, professional couple, or seeking a holiday home.

The cottage is ideally situated for those who appreciate a quiet village life, with a welcoming community and a popular village pub. It's also conveniently close to Carsington Water, offering beautiful countryside walks, and nearby towns like Ashbourne, Wirksworth, Matlock, Belper and Duffield.

## The Location

Yew Tree Cottage occupies a very pleasant rural location in the heart of this most attractive small village which lies barely a mile from Carsington Water ( offers sailing club and excellent bridle, cycling and walking paths ). It is within easy reach of the Peak District National Park and about 5 miles equidistant between Ashbourne and Wirksworth, providing between them an excellent range of local amenities. It is well placed for commuting to many midland towns and cities with Buxton, Bakewell, Matlock and Derby all within particularly easy reach. The A50 dual carriageway lies about 8 miles to the south of Ashbourne providing swift connections to the motorway networks.

Mainline railway connections are available at Belper, Derby (London 1hour 40 mins) and Buxton. Whilst the international airports of Birmingham, Manchester and East Midlands are all within easy commuting distance.

## Accommodation

## Ground Floor

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## Charming Lounge

16'0" x 14'11" (4.89 x 4.55)

With chimney breast with exposed stone lintel incorporating log burning stove with raised stone hearth, travertine tile flooring, decorative beams to ceiling, sealed unit double glazed window to front, sealed unit double glazed window to side with deep wood window sill, exposed timbers, understairs storage cupboard, entrance door and split-level staircase leading to first floor.

## Kitchen/Dining Room

13'3" x 10'1" (4.04 x 3.09)

With single sink unit with mixer tap, wall and base fitted units with solid wood worktops, built-in electric hob with concealed extractor hood, built-in double electric fan assisted oven, integrated fridge/freezer, travertine tile flooring, decorative beams to ceiling, spotlights to ceiling, wall mounted china display cabinets, concealed worktop lights, integrated dishwasher, integrated washing/dryer machine, internal stripped latch door and double glazed French doors opening onto private garden.

## First Floor

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## Bedroom One

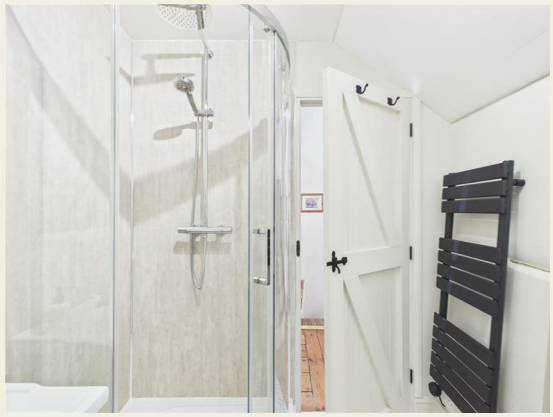
14'9" x 14'7" (4.50 x 4.45)

With exposed wood floors, fitted wardrobes providing storage, access to boarded and insulated roof space via loft ladder, character window to side with stone mullions and two sealed unit double glazed windows to front.

## En-suite Shower Room

6'5" x 6'0" (1.96 x 1.85)

With separate shower cubicle with chrome shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, wall mounted illuminated cabinet, extractor fan and heated tower rail/radiator.



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## Bedroom Two

10'1" x 8'3" (3.08 x 2.52)

With exposed painted wood floor, spotlights to ceiling, shelving, double glazed window to rear, beautiful far-reaching countryside views and internal pine latch door.

## Bathroom

10'0" x 4'9" (3.06 x 1.46)

With roll edge top bath with claw feet and mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, exposed painted wood floor, spotlights to ceiling and feature shelf, extract fan, shaver point with light on bathroom wall, heated towel rail, double glazed window to rear and internal pine latch door.

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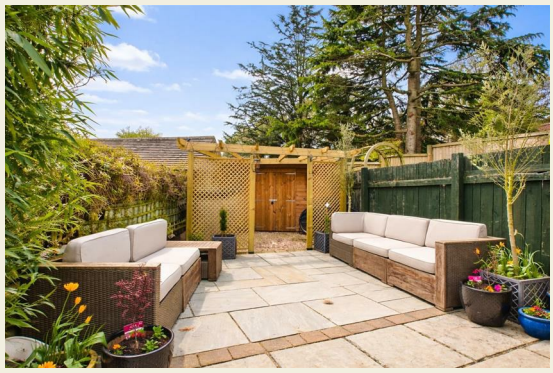
## Front Garden

To the front of the property is a gravelled fore-garden with natural stone paving and useful log store.

## Rear Garden

To the rear of the property is a private, enclosed rear garden. The garden has been designed for low maintenance with attractive Indian stone patio and additional stone flags. It enjoys a warm westerly aspect. Timber garden shed and trellis pergola providing storage included in the sale. To the side of the property you can find a well situated garden gate, allowing convenient side access to the patio garden from the front of the property.



## Driveway

The property benefits from a gravel driveway with natural stonewalling providing off-road car parking.

## Council Tax Band D

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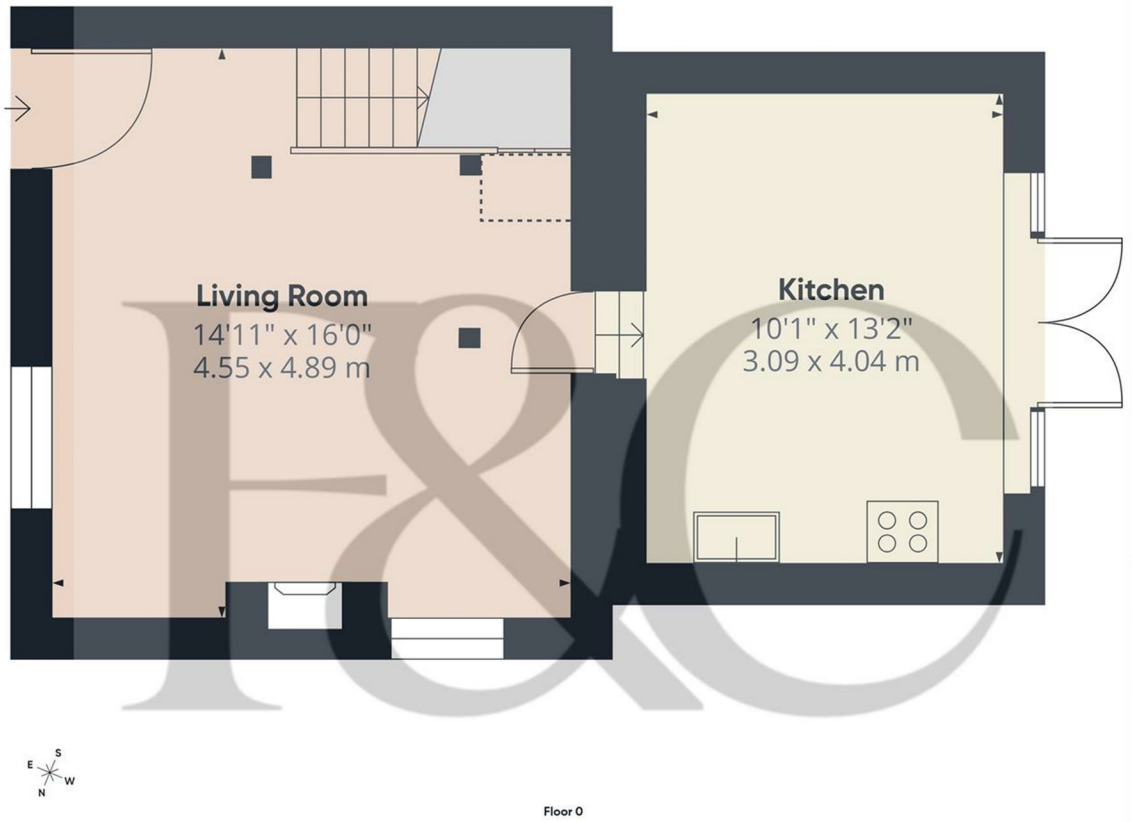


**Approximate total area**(1)
382 ft²
35.5 m²

**Reduced headroom**
5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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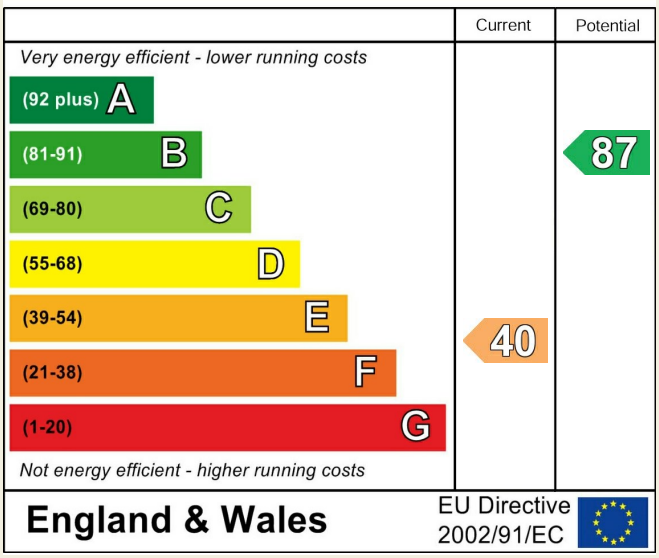
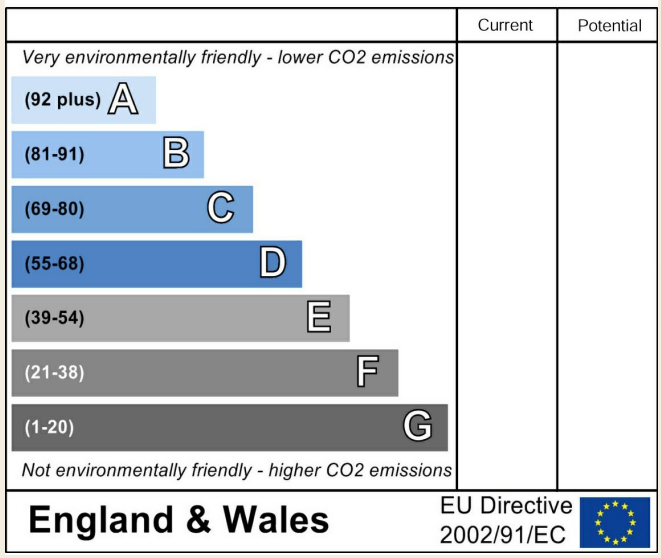
## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

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