SCOFFIELD STONE
estate agents

8 Fauld Lane, Coton-In-The-Clay, Ashbourne, DE6 5GY

Offers Over £420,000

Set in the sought-after rural village of Coton-in-the-Clay, this spacious four-bedroom semi-detached home enjoys sweeping countryside views and generous living accommodation. With driveway parking, front and rear gardens, and versatile ground floor space, this property offers excellent potential for personalisation in a truly peaceful setting.

Sales: 01283 777100
Lettings: 01332 511000
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8 Fauld Lane, Coton-In-The-Clay, Ashbourne, DE6 5GY

Summary Description
Located in the desirable village of Coton-in-the-Clay near Ashbourne, this four-bedroom semi-detached property enjoys a tranquil rural setting with panoramic countryside views. Ideal for buyers seeking privacy, space, and potential to enhance, the home is well-presented throughout but would benefit from some updating, allowing scope to personalise.

The accommodation is generously proportioned and offers excellent versatility across three floors. The ground floor includes a welcoming entrance hall with storage, a spacious sitting room with wood burner and garden access, a conservatory, formal dining room with fireplace, and a well-equipped shaker-style kitchen. A utility room, guest cloakroom, and handy downstairs toilet complete the ground floor. Upstairs, there are four bedrooms—three with built-in storage—and a modern family bathroom. The master bedroom, located in the attic conversion benefits from an en suite and twin rear windows overlooking open fields.
Externally, the property occupies a generous plot with a long driveway providing ample tandem parking. The enclosed rear garden has been landscaped with lawn and patio, and also houses the oil tank and boiler shed.

Coton-in-the-Clay is a charming rural village within easy reach of Ashbourne and Burton-upon-Trent. The location provides access to a range of local amenities, good schooling options, and transport links via the A50 and A38, offering convenient road connectivity while maintaining a peaceful countryside feel.

Entrance Hall
Having ceramic tiled flooring, front aspect upvc double glazed main entrance door, side aspect upvc double glazed window, two built in storage cupboards, two radiators.

Guest Cloakroom
Having ceramic tiled flooring, side aspect upvc double glazed window, wc, pedestal wash hand basin with gold colour mixer tap, radiator.

Kitchen
10'3" x 10'4" (3.13 x 3.16)
Having ceramic tiled flooring, front aspect upvc double glazed bay window, fitted wall and floor units to shaker style in cream with wood worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, serving hatch to dining room, inset electric hob with chimney style extractor hood over, integrated double electric oven, under counter space and plumbing for appliances, internet access.

Dining Room
11'4" x 13'6" (3.46 x 4.14)
Having wood effect laminate flooring, Adam style fireplace with brick surround to open fire, built in shelving and cupboards, radiator.

Conservatory
7'6" x 12'9" (2.3 x 3.9)
Having ceramic tiled flooring, upvc double glazed framework with French doors to garden, wall lights.

Sitting Room
16'0" x 15'8" (4.9 x 4.8)
Having wood effect laminate flooring, two rear aspect upvc double glazed windows, side aspect upvc double glazed French doors to garden, fireplace with wood burner, wall lights, two radiators, tv point.

Utility Room
7'3" x 7'8" (2.23 x 2.35)
Having ceramic tiled flooring, side aspect upvc double glazed window, side aspect upvc double glazed door, worktop space, inset stainless steel sink with drainer and chrome hot and cold taps, under counter space and plumbing for appliances, radiator, inset lights to ceiling.

Stairs/Landing
Carpeted, side aspect wooden framed rooflight with views over open countryside. There is a very useful, large storage cupboard with built in shelving.

Bedroom Two
10'4" x 10'5" (3.17 x 3.19)
Carpeted, front aspect upvc double glazed window, built in wardrobe with dressing table, radiator.

Bedroom Three
11'3" x 9'7" (3.45 x 2.94)
Carpeted, rear aspect upvc double glazed window, built in cupboard, radiator.

Bedroom Four
13'5" x 11'9" (4.09 x 3.6)
Carpeted, side aspect wooden framed rooflight, fitted cupboards with worktop space, radiator.

Bathroom
11'7" x 6'9" (3.55 x 2.08)
With front aspect wooden framed rooflight window with views over open countryside, double shower enclosure with plumbed shower, corner bathtub with decorative mixer tap having shower attatchment, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, radiator.

Stairs to:-

Master Bedroom
13'11" x 9'4" (4.26 x 2.85)
Carpeted, two rear aspect upvc double glazed windows, fitted cupboards and drawers, radiator.

En Suite Toilet
With cushion flooring, low flush saniflow wc, wall mounted wash hand basin, fitted cupboards, chrome heated towel rail.

OUTSIDE

Frontage and Driveway
Situated on a generous plot, the property has a long driveway which provides adequate parking for multiple cars parked in tandem. Front lawn and tree planting.

Rear Garden
A pathway leads around the side of the property to the rear where you will find a modest, enclosed garden which has been

landscaped to provide a mixture of paved patio and lawn. You will also find in the rear garden the oil tank and shed with oil boiler.

Material Information

Verified Material Information

Council tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: Survey Instructed
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Septic Tank
Heating: Oil-powered central heating is installed.
Heating features: Wood burner, Open fire, and Double glazing
Broadband: No broadband connection
Parking: Driveway, Off Street, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

For additional information, please follow the link: https://moverly.com/sale/DrX9rGqSvuKvn3NfDkWphb/view

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Buying to Let?

Guide achievable rent price: £1000 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

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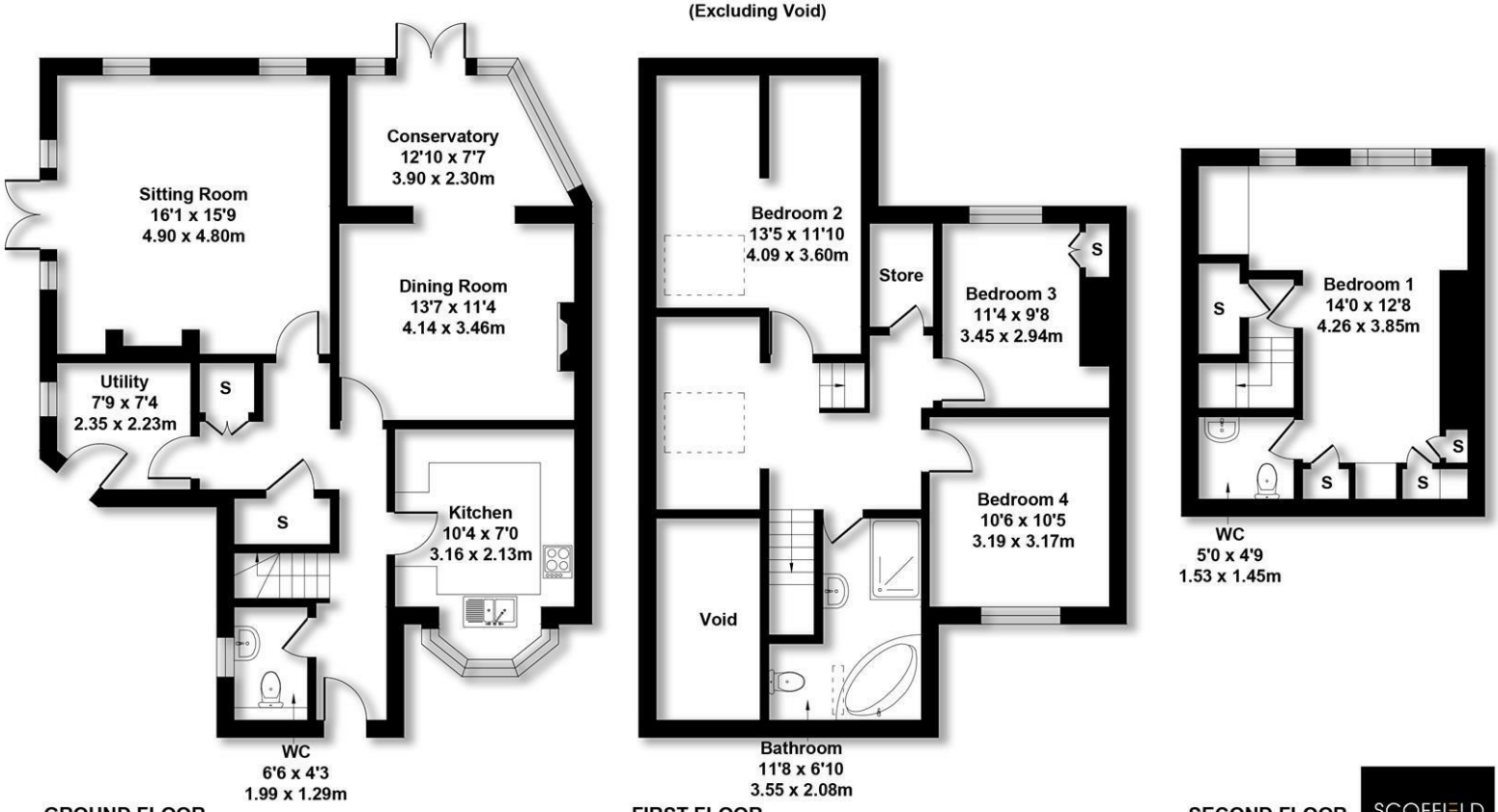
8 Fauld Lane

Approximate Gross Internal Area
1894 sq ft - 176 sq m
(Excluding Void)



Not to Scale. Produced by The Plan Portal 2025
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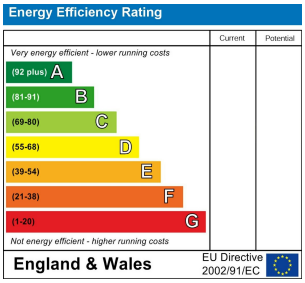

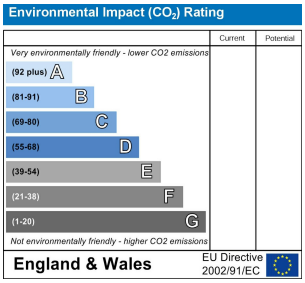

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