



Peak View  
Mappleton



**Peak View  
Mappleton  
Ashbourne  
Derbyshire  
DE6 2AB**



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We are pleased to present a well maintained and bright semi-detached cottage in the sought after village of Mappleton.

The village is just over a mile from Ashbourne Town Centre and benefits from a thriving pub, church and village social club.

The property itself is well appointed with views over the surrounding countryside and has its own driveway

**Asking Price:**

**£350,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



# Internally

Front door opens into an Entrance Hall with stairs to the first floor and a door through to the Kitchen. The Kitchen has fitted units with work surfaces above and it is of generous size with plenty of light and a rear door to side lean-to. There is a door to a wc.

From the Kitchen and the Hallway are doors into the large spacious and delightful Sitting Room which runs from the front of the property through to the rear with French doors opening into the back garden.

Within the structure of the house but accessed externally is a Utility Room and a Store Room which could, if so desired, be reconfigured to expand the Kitchen.



# First Floor

To the first floor are three good sized Bedrooms and a Family Bathroom, all of these rooms have lovely views across the surrounding countryside.

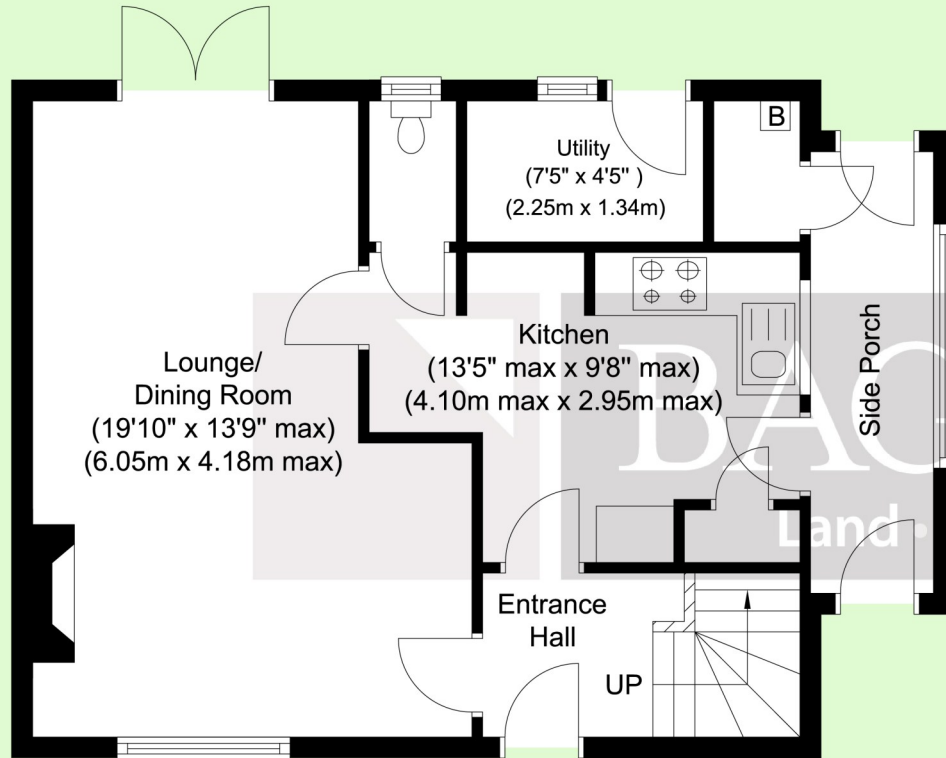


# Externally

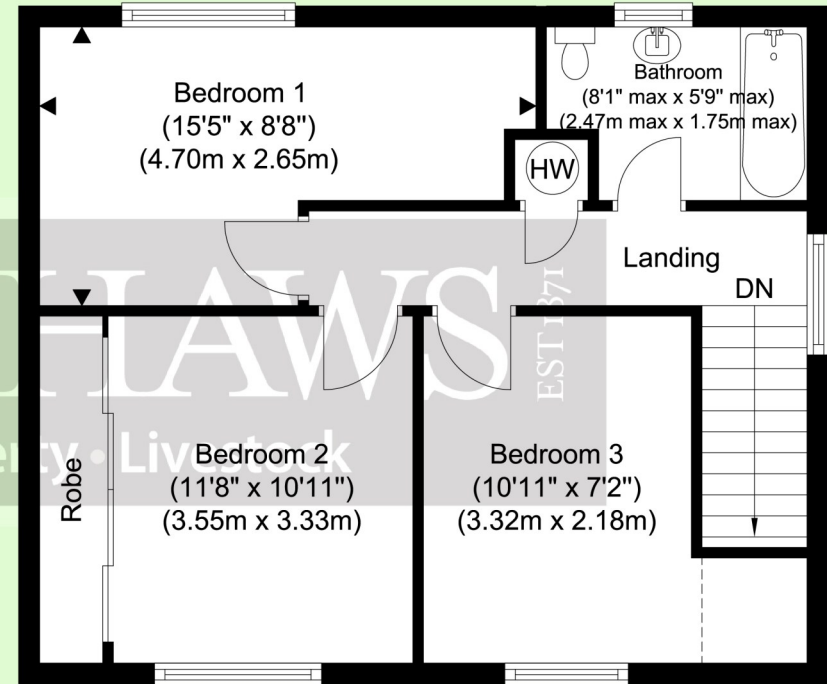
The house is approached with a driveway providing parking for several cars and a front lawn with flower borders. Pedestrian access alongside of the house leads to a timber Garden Shed, further storage shed, chicken run and rear lawn which opens out onto the neighbouring fields. There is a paved terraced area immediately to the rear of the house, providing a secluded area for outside dining and relaxing



## Ground Floor



## First Floor



## Peak View Mappleton Ashbourne DE6 2AB

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.

**Assessments First**

# General Information

## Services:

The property is connected to mains water, electricity and drainage. Oil fired central heating.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Local Planning Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, DE4 3NN. T: 01629 761100

## Directions:

**What3words:** smart.inherit.paramedic

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

**Council Tax Band** – C

**EPC** – D

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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