



Hillside Ashbourne Lane, Ashbourne, DE6 2AF

Price guide £525,000

PRICE GUIDE £525,000 - £550,000

"There is something delicious about writing the first words of a story." — Beatrix Potter

Start your next chapter in this beautifully renovated family home, peacefully positioned on the outskirts of the picturesque village of Wetton. Lovingly transformed by the current owners, this charming and versatile property offers four bedrooms, elegant yet cosy interiors, wonderful family living spaces and delightful gardens, all surrounded by the breath-taking countryside of the Staffordshire Peak District.

Denise White Estate Agents Comments



Perfectly positioned on the outskirts of the picturesque Peak District village of Wetton, this beautifully presented and lovingly renovated family home offers a wonderful combination of character, versatility and modern family living. Thoughtfully improved by the current owners, the property is filled with attractive and elegant interiors, offering four bedrooms, generous living accommodation and a well-proportioned plot, all enjoying a peaceful rural setting.

Tucked away from the heart of the village, the property is approached through gated access onto a private driveway, providing ample parking for multiple vehicles and leading to a detached garage and useful additional store.

A useful porch welcomes you into the home, providing the perfect place to shed muddy boots and coats before stepping into the main accommodation. To the front of the property is a light and well-proportioned living room, centred around a log burner with an attractive exposed brick surround, creating a warm and inviting space in which to relax.

The living room leads through into the impressive kitchen diner, which extends to over six metres in length and provides an excellent hub for family life and entertaining. The kitchen is fitted with traditional yet timeless Shaker-style cabinetry, combining practicality with a classic aesthetic that complements the character of the home.

A delightful breakfast room provides a wonderful additional reception space, with triple-aspect windows drawing in an abundance of natural light and offering pleasant views over the rear garden. French doors open directly outside, creating a seamless connection between the home and garden during the warmer months.

Off the kitchen is a useful utility room and WC, providing essential practical space for busy family living.

Also situated on the ground floor is a generous double bedroom, complete with an impressive en-suite bathroom featuring a beautiful roll-top claw-foot bath. This versatile room would make an ideal principal bedroom, providing the convenience of single-level living, or an exceptional guest suite for visiting family and friends.

A separate snug provides yet further flexibility and could be used as a cosy second sitting room, playroom or space for older children to enjoy their own independence. Alternatively, this versatile room could be utilised as a fourth double bedroom, depending on the needs of the next owners.

To the first floor are two attractive and spacious bedrooms, both benefiting from built-in storage solutions and pleasant views over the surrounding area. The bedrooms are served by a well-appointed family bathroom, completing the first-floor accommodation.

Throughout the home, the interiors have been thoughtfully designed to create a cosy and welcoming family atmosphere, with elegant yet simple finishes that feel both stylish and comfortable. The accommodation is wonderfully versatile, offering the flexibility to adapt to the changing needs of modern family life.

Externally, the property occupies a well-proportioned plot, with gated access leading to a private driveway and detached garage, alongside a useful additional store. Lawned gardens to both the front and rear provide plenty of space for

children to play, while a gravelled patio area offers the perfect setting for outdoor dining and entertaining. The rear garden is framed by well-established borders, with a particularly attractive mature apple tree adding to the charm of the outdoor space.

A beautifully renovated and highly versatile property, this wonderful home offers the perfect blend of stylish interiors, flexible accommodation and outdoor space, all set within the idyllic surroundings of Wetton and the stunning Staffordshire Peak District.

Location



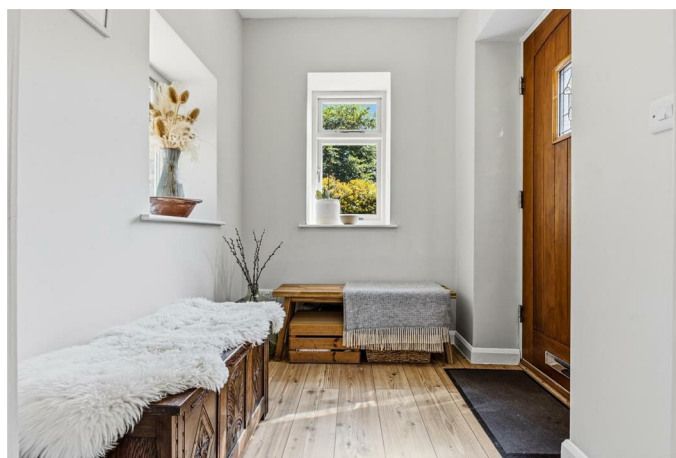
The picturesque village of Wetton is nestled high above the beautiful Manifold Valley, surrounded by some of the Peak District's most spectacular countryside. Steeped in character, the village is predominantly made up of attractive stone-built properties, with the village green, historic church and welcoming Ye Olde Royal Oak public house forming the heart of this close-knit and active rural community.

With its stunning natural surroundings and peaceful village atmosphere, Wetton is an idyllic setting for those seeking a slower pace of life while remaining within easy reach of everyday amenities. The nearby Manifold Valley provides wonderful opportunities for walking, cycling and exploring the great outdoors, while the renowned Thor's Cave is close by, offering one of the area's most impressive natural landmarks and a truly beautiful place to enjoy the surrounding landscape.

The village is well placed for access to a number of nearby towns, with the market town of Leek approximately 12 miles away and the historic market town of Ashbourne around 9 miles away. Both provide a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. The larger town of Buxton is also within convenient travelling distance, while the A52 and A515 provide useful road links to the surrounding area and wider Peak District.

Entrance Porch

6'5" x 5'4" (1.96 x 1.64)



Flooring. Wooden door to the side aspect. Wooden double glazed windows to the front and side aspect. Ceiling light. Access into: –

Entrance Hall

4'2" x 7'9" (1.28 x 2.38)



Fitted carpet. Wall mounted radiator. Stairs to the first floor accommodation. Ceiling light. Access into: –

Living Room

11'9" x 11'9" (3.59 x 3.60)



Fitted carpet. Wall mounted radiator. Wooden double glazed window to the front aspect. Log burner with wooden mantle and brick surround. Coving. Ceiling light.

Kitchen Diner

20'4" max x 9'9" (6.22 max x 2.98)



Tiled flooring. Wall mounted radiator. A range of shake style wall and base units with wooden worktops above. Integrated ceramic sink and drainer unit with mixer tap above, electric oven, electric hob. uPVC double glazed window to the rear aspect. Oil fired Rayburn. Two ceiling lights.

Snug / Bedroom Four

7'3" x 13'7" (2.23 x 4.15)



Fitted carpet. Wall mounted radiator. Wooden double glazed window to the front aspect. Coving. Ceiling light.

Breakfast Room

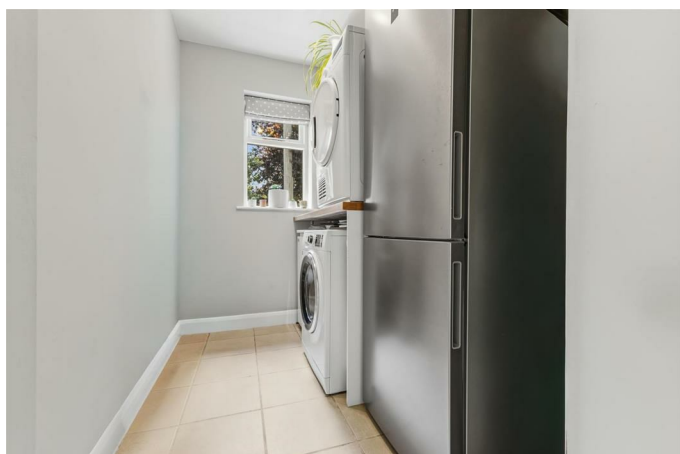
9'10" x 7'10" (3.01 x 2.41)



Tiled flooring. Wooden double glazed windows to the side aspects. Wooden double glazed French doors to the rear aspect. Wooden door to the side aspect. Ceiling light. Loft access.

Utility

7'3" x 5'0" (2.23 x 1.53)



Continued tiled flooring. Wooden worktops with space under for washing machine. Wooden double glazed window to the side aspect. Ceiling light.

Inner Porch

4'1" x 2'11" (1.25 x 0.89)

Continued tiled flooring. Under stair storage cupboard. Airing Cupboard housing water cylinder.

WC

4'10" x 3'5" (1.48 x 1.06)



Tile flooring. Low level WC. Pedestal wash hand basin. Wall mounted radiator. Extractor fan. Ceiling light.

Bedroom One

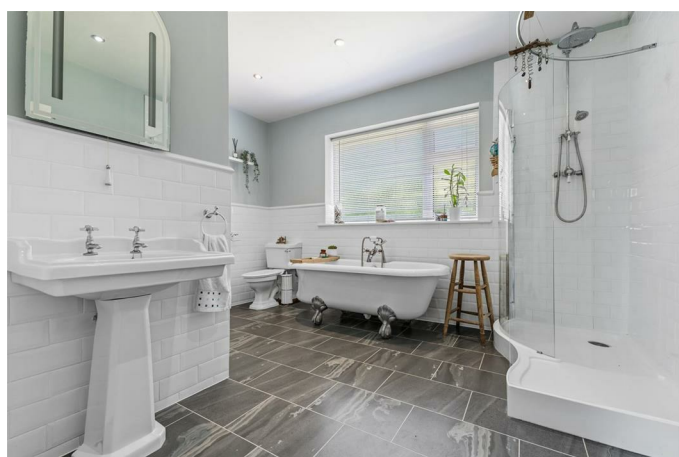
12'4" x 11'9" (3.78 x 3.60)



Fitted carpet. Wall mounted radiator. Wooden double glazed windows to the front and side aspects. Coving. Ceiling light. Access into: –

Ensuite

9'9" x 12'5" max (2.99 x 3.81 max)



Tiled flooring. Fitted with a suite comprising of pedestal wash hand basin, low level WC, walk-in shower with rain style showerhead, and roll top bath with shower attachment. Towel rail. Obscured UPVC double glazed window to the rear aspect. Inset Spotlights. Extractor fan.

First Floor Landing



Fitted carpet. Wall mounted radiator. Under eaves storage. Two ceiling lights. Skylight to the rear aspect.

Bedroom Two

16'11" x 13'2" (5.16 x 4.03)



Fitted carpet. Wall mounted radiator. Wooden double glazed window to the side aspect. Under eaves storage. Skylight to the rear aspect. Two ceiling lights.

Bedroom Three

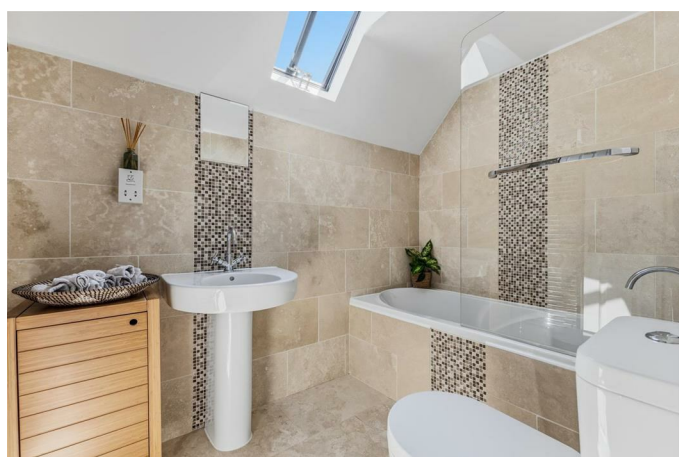
10'7" x 12'4" (3.23 x 3.77)



Fitted carpet. Wall mounted radiator. Under eaves storage. Fitted wardrobes. Wooden double glazed window to the side aspect. Ceiling light. Loft access.

Bathroom

8'0" x 5'4" (2.46 x 1.65)



Tiled flooring. Tiled walls. Fitted with a suite comprising of pedestal wash hand basin, low-level WC, fitted bath with glass shower screen and shower above. Ladder style towel rail. Inset spotlights. Extractor fan. Skylight to the front aspect.

Outside



Externally, the property enjoys a well-proportioned plot with gated access to a private driveway, providing ample parking and leading to a detached garage and useful coal shed/store. Lawned gardens to the front and rear offer plenty of space for children to play, while a gravelled patio creates an ideal spot for outdoor dining and entertaining. Established borders and a mature apple tree add to the charm, creating a delightful and private outdoor setting.

Garage

10'1" x 22'10" (3.08 x 6.98)



Power and Lighting.

Coal shed

7'5" x 9'3" (2.27 x 2.84)

Power and Lighting.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any

information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

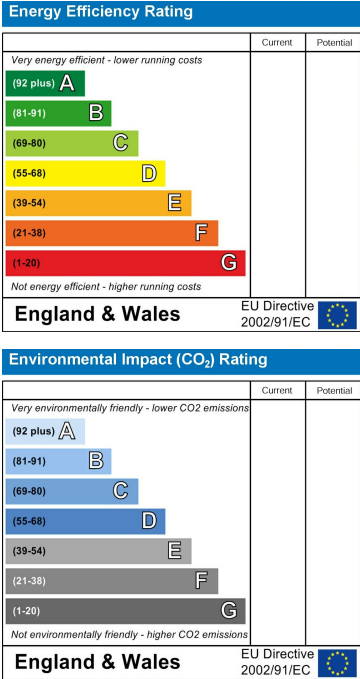
Approx Gross Internal Area
173 sq m / 1864 sq ft



Area Map



Energy Efficiency Graph



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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.