

# The Reading Room

Wetton, Ashbourne, DE6 2AF

John   
German



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£190,000

**This elegant one-bedroom semi-detached cottage was the former reading room for the beautiful village of Wetton. The accommodation has an abundance of character alongside a modern bathroom and a master bedroom with en-suite WC. No chain.**

The entrance door opens into the fitted breakfast kitchen which has a range of base and wall mounted units with solid wooden work surfaces and a Belfast sink set beneath the quaint window. Appliances include an electric hob and electric oven, integrated dishwasher, washer dryer and fridge. There is a vaulted ceiling with beams, flagstone flooring, a large and useful cupboard space housing the boiler and a door to the rear garden.

The sitting room has oak flooring and a lovely feature stone fireplace with open fire, beamed ceiling and stairs off to the first floor. A door leads out to the front of the property.

The refitted luxury bathroom is fitted with a modern white suite including a freestanding bath, double width shower cubicle with mixer shower, granite effect flooring and a heated towel rail.

On the first floor is the double bedroom with skylight and partly vaulted ceiling with beam. There is a fitted wardrobe and a door gives access to the en-suite WC with wash hand basin, heated towel rail and laminate flooring.

Outside, to the front of the property is a driveway which is suitable for a small vehicle and to the rear is a pretty private lawned rear garden with handy, stone built outbuilding, mature tree and display borders.

The Reading Room would make an ideal holiday cottage, it has been used as one by a previous owner.

Wetton is a small, charming village in the Staffordshire Peak District standing high above the Manifold Valley and contains mostly stone-built period properties. It is surrounded by beautiful countryside and excellent walking and cycling routes. The village has an inn, a tearoom and a church, part of which dates back to the 14th century church. Located about 1½ miles west of Alstonefield and 8½ miles from Leek and Ashbourne.

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band B

**Agents Notes:** Please note that the property is located in the Peak District National Park which is a conservation area. We believe the driveway will suit a small vehicle only.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage and electricity are believed to be connected. The property has an oil-fired central heating system. Broadband services are available. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/15052019







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  
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## Agents' Notes

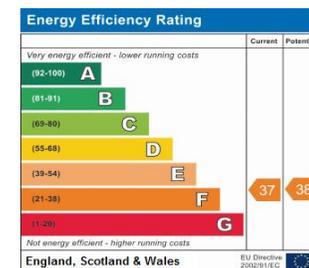
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

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