



Waterbank Barn, Back Of Ecton, Ashbourne, DE6 2AJ.  
Offers in the Region Of £450,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



## Back Of Ecton, Ashbourne, DE6 2AJ.

This beautifully presented two bedroom detached stone barn is nestled within a spectacular location, in Wetton Parish in the Peak National Park and enjoys impressive uninterrupted views to the front, side and rear. Full of character and charm, which includes exposed A-Frames, vaulted ceilings, exposed stone, panelled walls, cast iron spiral staircase and miniature feature windows can be seen throughout the property. Quality materials have been used throughout the barn, to mention is the Amtico flooring with underfloor heating.

The property boasts a 29ft open plan layout to the ground floor with 9ft high ceiling, useful shower/WC off and to the first floor two spacious bedrooms and a Jack and Jill bathroom.

You're welcomed into the open plan living/dining/kitchen area. This open plan space has the spiral staircase as a unique feature within the middle of the room and to the left is the living area, with log burning stove and window seat. The kitchen/dining room is located to the right hand side, with a good range of fitted units to the base and eye level, breakfast island with double sink, space for a free standing fridge/freezer, range style lpg gas cooker with extractor and space for a dishwasher. Ample room is available for a dining table and chairs, with excellent views through the full height window. From the kitchen/dining area, you pass through a double-sided stone archway into the utility area that also has a door out to the front of the property. There is a shower/WC room, a large cupboard, housing the immersion hot water tank, - underfloor heating manifold, boiler with space for a washing machine/dryer and warm storage. Additional storage is offered by a cellar and a loft.

To the first floor is a landing space, two bedrooms and a Jack and Jill bathroom. The bathroom is well equipped with corner Jacuzzi style bath, with two chrome integral showers, vanity unit with storage and low level WC.

Externally to the frontage is an Indian stone driveway with parking for a number of vehicles, stone walled boundary, built in barbecue, outside water tap and to the rear the central heating oil tank and calor bottle valve are located.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, views, versatile layout and condition.





**Open plan Kitchen/Dining/Living Room 29' 0" x 15' 1" (8.85m x 4.60m)**

Wood double glazed door to the front elevation, part panelled walls. Living area: Ornamental cast iron fireplace, double glazed wood window to the front elevation with window seat, wood burning stove on a stone hearth, double glazed window unit to the rear, cast iron spiral staircase. Kitchen area: Wood double glazed door to the rear, breakfast island with double stainless steel sink and mixer tap, range of fitted units to the base and eye level, space for a free standing fridge, space for a free standing dishwasher, range style gas cooker with gas hob and extractor fan above, Spanish granite effect work surfaces and upstands, double glazed window unit to the rear elevation, space for a dining table, full height double glazed picture window to the front elevation. NOTE: Amtico flooring with underfloor heating.

**Utility Room 4' 5" x 3' 7" (1.34m x 1.08m)**

Stone floor, trapdoor cellar, part panelled walls, part exposed stone, double glazed wood unit window to the side elevation, wood double glazed door to the front, loft access, storage cupboard housing a mega flow tank, underfloor heating manifold, boiler and plumbing for a washing machine and space for a dryer.

**Shower Room/WC 4' 5" x 3' 7" (1.34m x 1.08m)**

Low level WC, pedestal washer hand basin, fully tiled, integral shower, extractor fan, inset down lights. NOTE: Amtico flooring with underfloor heating throughout.

**First Floor**

**Landing Area**

Wood double glazed window to the rear elevation with window seat, part panelled walls, part exposed stone.

**Bedroom One 15' 0" x 9' 8" (4.57m x 2.95m)**

Part panelled wall, part exposed stone, five feature windows to the side elevation, wood double glazed window to the front elevation with a window seat, fitted wardrobe, exposed A- frame

**Bedroom Two 15' 0" x 9' 5" (4.57m x 2.87m)**

Double glazed window to the front and side elevation, part panelled walls, part exposed stone walls, feature ornamental cast iron fire place, built in wardrobe, exposed A-frame.

**Jack and Jill Bathroom 9' 1" x 6' 8" (2.77m x 2.04m)**

Vanity unit with storage beneath, mixer tap, low level WC, Jacuzzi style corner bath, two chrome shower fittings over, tiled, feature window to the front elevation, glazed panelling to the rear elevation and ceiling, wood panelling to the rear elevation.

**Externally**

To the front, Indian stone driveway and parking area, wall boundary, built in BBQ, to the rear area laid to grass, oil tank, courtesy lighting. To the side, calor gas point for gas bottles which service the gas cooker.

**Services**

Drainage - Septic tank Water - Mains Heating - Oil Cooker - LPG gas bottles





Note:  
Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold





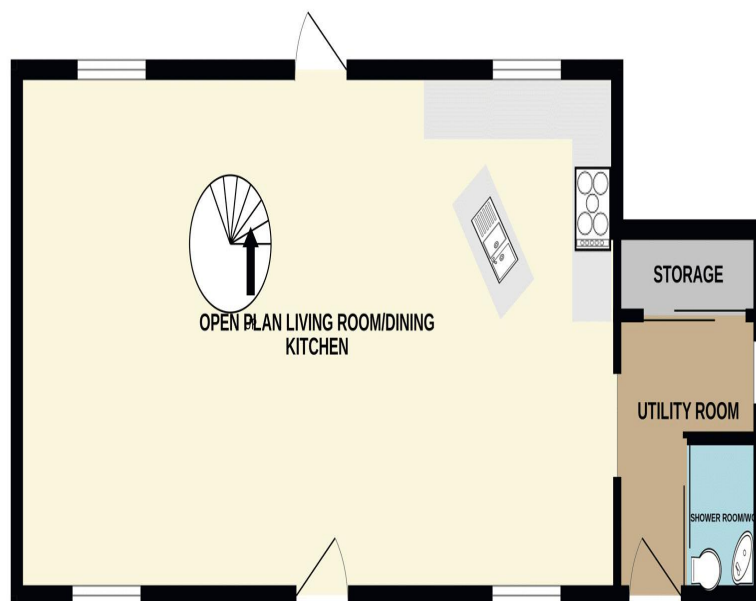




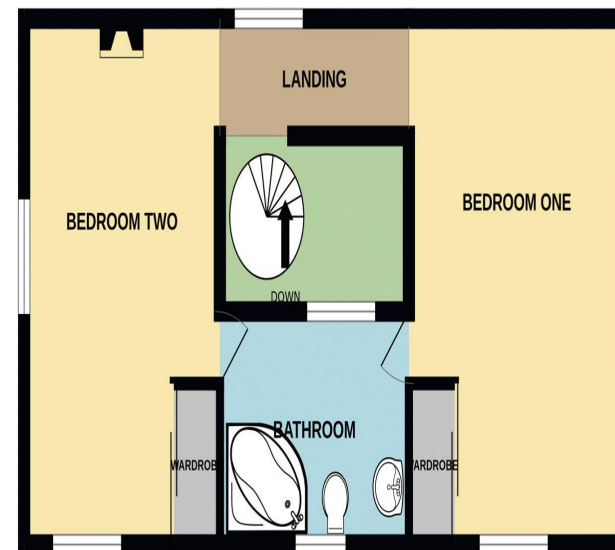




GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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