





West View,Mayfield Ashbourne DE6 2JN

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welcome to

West View, Mayfield Ashbourne

West View is a quiet residential street in Mayfield, a charming village on the edge of the Peak District. Ashbourne town centre is just a short drive or walk away, offering shops, schools, cafés, and transport links. The area is known for its friendly community and scenic countryside.













Kitchen
10' 10" x 8' 7" (3.30m x 2.62m)
A bright, practical kitchen featuring tiled flooring and a mix of floor and wall base units creates a clean, organised feel. A modern stable door adds character while offering ventilation and easy access outside, complemented by a side-facing window that brings in natural light. There is ample space for a cooker and a fridge freezer, making the layout functional and ready for everyday use.

Dining Room
14' 7" x 14' 5" (4.45m x 4.39m)
A spacious and versatile dining room featuring wooden flooring creates a warm, modern feel as it connects seamlessly to the rest of the home. A front-facing window brings in plenty of natural light, while the layout provides access to all areas for easy movement throughout. Practical understairs storage helps keep the space organised, and a central ceiling light brightens the room. A striking feature fireplace with a log burner inset forms a cosy focal point, complemented by two radiators that ensure the lounge stays warm and comfortable year-round.

Lounge
19' 6" x 14' 8" (5.94m x 4.47m)
A charming lounge with carpeted flooring that adds warmth and comfort underfoot. A large radiator keeps the space cosy, while built-in storage provides practical organisation without intruding on the room's character. An old character fireplace—no longer in use—serves as an attractive focal point, adding a sense of history and charm. A rear-facing window brings in natural light, complemented by a feature ceiling light that enhances the room's ambience. French doors open onto the side of the property, offering a picturesque view of the river flowing by and creating a serene, inviting atmosphere ideal for dining or entertaining.

Conservatory
10' 3" x 5' 4" (3.12m x 1.63m)
A light and tranquil conservatory featuring stone walls that add texture and a sense of permanence to the space. Windows surrounding the room provide uninterrupted views overlooking the garden and the river that flows by, creating a peaceful connection to nature. A ceiling light provides gentle illumination in the evenings, making the conservatory an inviting spot to relax, dine or enjoy the scenery throughout the year.

Landing
A bright, open landing space with carpeted stairs leading up to an area finished with wooden flooring, creating a warm contrast in textures. At the top of the stairs, a side-facing window brings in natural light, with a radiator positioned just below to keep the space comfortable. A central ceiling light provides clear illumination, while a practical storage cupboard offers a tidy solution for household essentials, making the landing both functional and inviting.

Bedroom One
14' 5" x 11' 9" (4.39m x 3.58m)
Bedroom One is a bright and characterful space featuring wooden flooring that adds warmth and a clean, modern finish. Dual aspect windows to the side and rear allow natural light to fill the room throughout the day, creating an airy, uplifting atmosphere. A traditional old fireplace surround—no longer in use—adds a touch of period charm and serves as an attractive focal point. A radiator ensures the room stays comfortable year-round, while a central ceiling light provides clear illumination, making this a welcoming and versatile main bedroom.

Bedroom Two
14' 8" x 8' 9" (4.47m x 2.67m)
Bedroom Two is a bright and cosy space featuring wooden flooring that adds warmth and a clean finish. A front-facing window brings in natural light throughout the day, making the room feel open and inviting. The old fireplace surround—no longer in use—adds a touch of traditional character and serves as a subtle focal point. A central ceiling light provides clear illumination, while a radiator ensures the room stays comfortable in all seasons.

Loft Room
13' 1" x 8' 7" (3.99m x 2.62m)
An inviting attic space featuring carpeted flooring that adds warmth and comfort underfoot, paired with a striking brick feature wall that brings texture and character to the room. A large Velux window fills the space with natural light and offers an elevated view of the surroundings, while two ceiling lights ensure the room remains bright and usable throughout the evening. A radiator keeps the attic cosy year-round, making it a practical and appealing additional living area.

Bathroom
A well-appointed bathroom featuring a cubicle shower and a bath, offering both convenience and relaxation. A side-facing window brings in natural light, while a radiator keeps the space warm and comfortable. The room includes a WC and a standing hand wash basin, arranged for practical everyday use. Wooden flooring adds warmth underfoot, complemented by part-panelled walls on one side for character. The opposite wall is fully tiled, surrounding the bath and shower to create a clean, durable finish. A central ceiling light completes the space, ensuring bright, clear illumination.

Garden/Exterior
A compact and charming garden featuring a slabbed patio space ideal for outdoor seating or dining. The area is enclosed by a railing fence, maintaining open views while defining the space. The garden overlooks the River Dove, which flows gently along the side of the property, creating a peaceful and picturesque backdrop. A gate with steps—currently in need of repair—leads down toward the river and once provided access to a jetty, adding character and potential. The garden also benefits from an outside WC, offering convenient facilities to the ground floor. The property benefits from off-road parking suitable for one car, providing convenient and secure access. There is also additional on-road parking available nearby, offering flexibility for visitors or households

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- Three Bedrooms.
- Peaceful Views.
- Village Location.
- Character Property.
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Tenure: Freehold EPC Rating: D
Council Tax Band: B

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
ABN107067 - 0002

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