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**Briar Cottage, Main Street, Kirk Ireton, Derbyshire, DE6 3LD**  
£595 per calendar month      Deposit £750      Unfurnished

### **GENERAL DESCRIPTION**

A delightful unfurnished cottage located in the picturesque Derbyshire village of Kirk Ireton.

With many character features, this well presented, and fully equipped cottage briefly comprises Entrance Hall, Dining Kitchen (incl all appliances), Lounge, 2 Double Bedrooms, Shower Room and Bathroom. Electric heating throughout..

To the rear is a Courtyard with small summerhouse for external storage.

Situated close to Carsington Water Briar Cottage is ideal for enjoying outdoor pursuits whilst also having good access to local towns incl. Wirksworth, Ashbourne and Belper and their associated commuter links.

Council Tax Band: C

EPC Band: E

## **ACCOMMODATION**

### **GROUND FLOOR**

Entrance to the property via front door leading into ceramic tiled entrance hall with door leading to;

#### **KITCHEN/DINER (14'03" x 10'10")**

With window to front aspect this fully equipped kitchen has wooden fronted base and eye level storage units, with laminate work surface incorporating a ceramic sink unit and drainer. There is a freestanding 'Oakley' electric cooker, fridge and dishwasher. Ceramic tile flooring. The room opens out to hallway with stairs up to first floor and doors off leading to;



#### **DOWNSTAIRS CLOAKROOM/SHOWER ROOM**

Having ceramic tile flooring and window to side aspect. There is a large shower cubicle, vanity wash hand basin and w.c.. Heated towel rail and washer dryer.

#### **LOUNGE 17'6" x 14'09"**

Window to rear and side aspects and door off leading to private courtyard. The main feature of room being a brick fireplace with slate hearth housing a multi fuel burner. T.V. & Telephone points (Broadband access). Storage cupboard off housing freezer.

### **FIRST FLOOR**

#### **BEDROOM ONE (13'1" (max) x 14'10")**

Window to rear aspect of the property and fitted carpet Built in pine storage unit housing integral wash hand basin.



#### **BEDROOM TWO (14'3" X 11'3")**

Window to front aspect of the property and fitted carpet.

## **BATHROOM**

Comprising white suite with bath, pedestal wash hand basin and w.c.. Heated towel rail and window to side aspect.

## **OUTSIDE**

TO THE REAR OF THE PROPERTY is an enclosed courtyard with additional storage.

**VIEWING: By appointment through Dove Property**