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Heronbrook House, Shields Lane, Roston, Ashbourne, Derbyshire DE6 2EF
£1,800 per calendar month Unfurnished Deposit £1,900

GENERAL DESCRIPTION

A stunning, four bedroom, detached country home set in the attractive landscaped gardens with views over beautiful open countryside. A charming residence with many attractive features, briefly comprising Entrance Hall, good sized Lounge, fully fitted Kitchen Diner, Family Room, Dining Room, Conservatory / Garden Room, Utility Room, Downstairs Cloakroom, four double Bedrooms, Ensuities to principle and third Bedroom and Family Bathroom.

In addition to the main house, a detached double garage incorporates a separate entrance providing access to a self contained Studio with its own Hallway, Kitchenette, Shower Room, W.C. and large Studio and private Driveway offering off road parking for numerous vehicles.

Double glazed throughout with oil fired central heating, this comfortable home is available to let from August 2016. Pets welcome, no smokers please.

Alongside this opportunity is a second plot of land with extended gardens, driveway and Carriage Barn / Greenhouse which could be easily converted to provide stabling. The land opposite the main house includes a one acre paddock. Both of these opportunities are available by separate negotiation.

Early Viewing Recommended.

Council Tax Band F

EPC Band D

ACCOMMODATION

GROUND FLOOR

ENTRANCE via hardwood entrance door via storm shelter into:

ENTRANCE HALL with beamed ceiling, feature staircase to First Floor and doors off to:

SITTING ROOM (21'2" x 16'3") carpeted with an impressive sandstone feature fireplace housing an open fire, french doors to rear garden and further french doors into:



CONSERVATORY / GARDEN ROOM (17'4" max x 16'10" max) having solid wood floor with vaulted beamed ceiling and windows to all aspects

STUDY / DINING ROOM (12'7" x 10'10"), carpeted, having painted beamed ceiling and window to rear aspect.



FAMILY ROOM (13'11" x 12'8"), carpeted with attractive brick built inglenook fireplace housing a black cast iron multi-fuel burner, with tiled hearth, door to rear garden and further door through to Kitchen Diner.

KITCHEN DINER (26'5" x 10'11") with ceramic tiled flooring, room appointed with a range of white base and eye level storage units with solid wood work surface over. Inset double Belfast sinks, double oven 'Aga' with two hot plates, built-in electric fan assisted steam oven, integral microwave, four ring induction hob, built-in dishwasher, fridge and freezer units. Double glazed french doors to rear garden and further integral door into:



UTILITY ROOM (13'1" x 7'1"), with ceramic tiled flooring continued, refitted with a range of base and eye level storage units with laminate roll edge work surface, additional fridge, washing machine, tumble drier cloaks cupboard, pantry cupboard and boiler cupboard housing an oil fired boiler. Entrance door providing access to side of property.

DOWNSTAIRS CLOAKS appointed with a white two piece suite.

UPPER LEVEL

LANDING at top of carpeted stairs with open balustrade and door off to:

MASTER BEDROOM (18'4" x 10'10"), carpeted with double glazed windows to front and rear aspects. Fitted wardrobes and door into:



ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low flush W.C, shower cubicle and twin wash basins. Room part tiled with ceramic tiled flooring and heated towel rail.

BEDROOM 2 (12'8" x 10'10"), carpeted with fitted wardrobes.

BEDROOM 3 (12'10" x 11'9"), carpeted with fitted wardrobes and door into:

ENSUITE SHOWER ROOM appointed with a white suite comprising shower cubicle and wash basin.

BEDROOM 4 (13'9" x 9'1"), carpeted with fitted wardrobes and built-in cupboard.



FAMILY BATHROOM (12'8" x 7'5") appointed with a cream three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower attachment.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a large block paved driveway providing off road parking for several vehicles. To the left side of the drive is a detached double garage with studio above. (Internal dimensions of the garage are 27'7" max x 20'4" max). To the side of the garage is an entrance door giving access to the studio and associated rooms:

ENTRANCE HALL with internal wood door into garage, stairs to First Floor and door into:

DOWNSTAIRS SHOWER ROOM appointed with a white shower cubicle and wash hand basin.

KITCHENETTE at top of the stairs with doors into:

CLOAKS with low flush W.C. and vanity wash hand basin.

STUDIO (20'1" x 16'3") offering multi-functional use as an office, games room etc. With three double door storage cupboards.



TO THE REAR OF THE PROPERTY is an attractive, landscaped garden with lawns, shrub filled borders, mature trees and a shallow brook running around the perimeter. Fantastic views over open countryside and farmland.



A Gardener is included in the rent for Heronbrook House

The property also enjoys a one acre paddock and a neighbouring plot of land with further gardens, large carriage barn, greenhouse, workshop and further parking on a gravelled driveway with separate entrance. These opportunities are available to let by separate negotiation..

VIEWING: By appointment through Dove Property