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Cutler Brook Cottage, Cutler Lane, Weston Underwood, Derbyshire DE6 4PD
£1400 per calendar month £1500 security deposit

GENERAL DESCRIPTION

This unique character property, set in its own grounds of approximately $\frac{3}{4}$ acre provides spacious living accommodation with the appeal of a traditional country residence. Located on the outskirts of the picturesque village of Weston Underwood the property is ideally placed for commuters and also falls within the Ecclesbourne School catchment area.

The accommodation with exposed beams throughout, and many original period features briefly comprises a large fitted breakfast kitchen, utility room, dining room, study, lounge and a conservatory with south-westerly views over open countryside. In addition to the 4/5 bedrooms (1 en suite) is a family bathroom plus cloakroom and additional storage areas.

Outside there is a detached double garage, approached by a block paved driveway which offers additional parking. The spacious secluded garden offers many attractive features not least extensive views of open countryside.

The property is double glazed throughout, with security alarm fitted and oil fired central heating.

Stabling and grazing available nearby under separate agreement.

Early viewing on this highly desirable residence recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL with staircase off leading to first floor.

BREAKFAST KITCHEN (23' x 12' reducing to 8'4''): Exposed beamed ceiling, the kitchen comprises an attractive range of eye and base level units with integrated dishwasher, fridge, 4 ring electric hob with extraction hood over and electric oven below. The spacious dining area is fully complemented with a log burner housed in a brick fireplace with exposed brick chimney breast. BT and television aerial points



UTILITY ROOM (8' x 8') with work surface housing a stainless steel sink unit with storage under, further space, electric points and plumbing for further utilities (i.e. washing machine, dishwasher etc.).

DINING ROOM (13'9" x 12'9") having exposed beams and brick ornamental fireplace with stone lintel above.

INNER HALLWAY (S) providing access to additional storage areas including a built in shelved cupboard, a walk in pantry and a further walk in 'china' cupboard.

STUDY (6'11" x 5'6")

LOUNGE (19' x 14'9") a large room having exposed ceiling beams with period brick / wood fireplace to frame a traditional open fireplace. T.V. point. Door off leading to:



CONSERVATORY (25' x 14'6") having ceramic tiled flooring and spectacular (South West facing) views of the garden and open countryside beyond.

FIRST FLOOR

Landing with doors leading off to:

BATHROOM 1 having low level w.c., pedestal wash hand basin and bath with electric shower over also providing access to walk in shelved airing cupboard and housing hot water cylinder.

MASTER BEDROOM (13' x 12') having spectacular views across open countryside also having feature cast iron fireplace. BT phone point. Leading to:

DRESSING AREA (7' x 7') with fitted wardrobes and storage cupboards above. Providing access to:

EN SUITE BATHROOM with wash hand basin, low level w.c., bath and large shower cubicle with power shower.



BEDROOM 2 (13'3" x 10'6") with built in wardrobes.

BEDROOM 3 (13'3" x 10'6") with built in cupboard and cast iron fireplace.

BEDROOM 4 (9'3" x 5'7")

BEDROOM 5 (15' x 6' to 8' max) with built in wardrobe.

OUTSIDE

The main access to the property is via a block paved driveway leading to a detached double garage with large workshop space behind. Adjacent to the property is a large sandstone patio area which extends around the cottage. There is also a log store and built in garden store plus adjoining the utility room is a brick and tile store with power and lighting.



To the front of the property is a beautiful southwest facing, large secluded garden in a spectacular setting with open views. Predominantly laid to lawn there are a wealth of shrubs, plants & mature fruit trees. By separate arrangement there is also the opportunity for stabling and grazing should it be required within walking distance.



VIEWING: By appointment through Dove Property