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**Laburnam Cottage, Mappleton, Ashbourne, Derbyshire, DE6 2AB**

£1,300 per calendar month    Unfurnished    £1,500 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 in the picturesque village of Mappleton the property is ideally placed for commuters and also falls within the Queen Elizabeth Grammar School catchment area.

The accommodation with character features throughout, briefly comprises a newly fitted breakfast kitchen including all major appliances, large utility room, lounge with open fireplace plus 3 additional reception rooms, downstairs wetroom whilst to the first floor are 4 double bedrooms and family bathroom.

Outside there is driveway parking whilst expansive gardens surround the cottage to include greenhouse and chicken run. An impressive raised decking area provides the ideal setting from which to enjoy the tranquil country surroundings. Oil fired central heating.

Council Tax Band: E

EPC Band: E

## **ACCOMMODATION**

Entrance to the cottage is via a canopied porchway with coat hanging leading to;

### **RECEPTION 1 (14' 11" X 9' 10")**

Adjacent to the kitchen, an ideal room for dining having solid wood flooring and window to front with doors leading through to Kitchen and Reception 2

**BREAKFAST KITCHEN (22' 8" X 7' 1" min/8' 10" max)** Recently refitted with good range of pale blue fronted base and eye level units, having grey mottled laminate work surfaces (& breakfast bar) incorporating a cream enamel sink with mixer tap, 5 ring LPG fuelled hob with extraction canopy above, and electric oven. Other appliances include 'Siemens' American style fridge freezer. Please note that appliance breakdown cost not included in rent. The room has quarry tile flooring with window to front aspect and French doors leading to rear.



**PANTRY/UTILITY ROOM (11' 1" x 6' 9")** Useful room with more storage cupboards, stainless steel sink/drainer & quarry tiled floor continued from kitchen. Appliances (not to be maintained by landlord) include dishwasher, washing machine & tumble drier. Window to rear aspect.

**DOWNSTAIRS WETROOM/BATHROOM (11' x 6' 7")** Modern bathroom complete with large wet/shower area, wash hand basin and low level w.c.. Ceramic tiled flooring and opaque window to rear.



**STUDY/RECEPTION 3 (12' 8" x 13' 9")** Having wooden flooring, windows to front & side aspects and character fireplace with brick chimney and slate fireplace. Telephone point.

**RECEPTION 2 (10' 3" X 14' 9")** with solid wooden flooring and character fireplace. Window to front aspect and stairs off to first floor.

**LOUNGE (13' 1" MAX X 14' 11")** with wooden flooring as throughout, feature fireplace and windows to side and front aspects. T.v. aerial point.



## **FIRST FLOOR**

Accessed via open staircase leading onto spacious landing with useful storage, laminate flooring and doors off to;

BEDROOM ONE (11' 10" x 15' 2") with built in wardrobe, laminate flooring, windows to side and front aspects. Telephone point.



BATHROOM (10' 7" x 4' 11") with white suite comprising double sink/vanity area, Jacuzzi bath with shower over, w.c. and heated towel rail. Linoleum flooring with opaque window to front aspect.

BEDROOM TWO (9' 11" x 9' 9") with laminate flooring and window to front aspect.

BEDROOM THREE (10' x 10' 2") with laminate flooring and window to front aspect.

BEDROOM FOUR (14' 10" x 10') with laminate flooring and window to rear aspect.

## **OUTSIDE**

To the approaching side of the property is a large parking area enabling access to rear and front of the property. There is a large garden to the front and side of the property being well stocked with mature shrubs and lawned areas. The cost of garden maintenance is included within the rental allowing the tenants the opportunity to relax and enjoy the country surroundings. There is also a chicken run, greenhouse and shed for storage.



**Viewing by Dove Property**