



Ashbourne Business Centre, Dig Street, Ashbourne,  
Derbyshire DE6 1GF  
Tel/Fax 01335 342936  
[www.dovepropertymanagement.co.uk](http://www.dovepropertymanagement.co.uk)



**Offcote Lodge, Ashbourne Green, Derbyshire DE6 1JE**  
£900 per calendar month      Unfurnished      Deposit £1000

### **GENERAL DESCRIPTION**

A delightful, detached lodge house, situated in an open, picturesque country setting, yet conveniently located only 1 mile from Ashbourne. This character property offers spacious accommodation comprising of 4 bedrooms, three reception rooms, bathroom, wash room and utility room. The Offcote Lodge has OFCH and burglar alarm.

The property is accessed by driveway from the main road leading to an ample parking area and detached garage. A large, predominantly lawned garden to the front allows occupants to enjoy panoramic views. Trees to the rear, and an additional small garden to the side, further enhance the setting and appeal of this property.

Located on the B5035 North East of Ashbourne, Offcote Lodge is just 5 minutes from the town centre allowing easy access to the A52 for Derby or Stoke, with the A515/A50 link roads all convenient.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENTRANCE HALL (9'6" x 9')** with Quarry tile floor offering large space for coats and shoe storage.

**UTILITY ROOM (10' x 8')** with sink/draining unit and cupboards. Boiler. Chest freezer and washing machine (if required).

**INNER HALL (12' x 9')**: Providing a central access to all main rooms downstairs having laminate wooden flooring with carpeted staircase leading to first floor. Radiator.

**KITCHEN (18' x 5'10")**: Located at the front of the property the kitchen enjoys the expansive views. The room has a tiled floor, with good selection of base and wall units, built-in oven and hob (with extraction over), fridge and dishwasher.



**DINING ROOM (12'6" x 8'6")** Accessed both directly from either kitchen or Inner hall the room is adaptable for either formal or informal dining. Laminate wooden flooring. Radiator.

**LOUNGE (22' x 16')**: An L shaped room with French doors to the side and character bay window facing the rear of the property. Exposed beam, laminate wooden flooring, brick fireplace (with electric coal-effect fire) and wood top mantel piece give the room an appeal only found in a property of this type. Phone and TV point.



**DOWNSTAIRS BATHROOM (9' x 6'6")**: With white bath, wash hand basin and toilet. Also shower cubicle with Unisit shower. Tiled flooring.

## FIRST FLOOR

BEDROOM 1 (13' x 9'6"): Window facing rear of property. Radiator. Laminate wooden flooring.

BEDROOM 2 (13' x 8'6"): Radiator. Laminate wooden flooring. Built-in wardrobe.

UPSTAIRS WASHROOM (5'6" x 5') with toilet and wash hand basin.

BEDROOM 3 (11' x 9'6"): Radiator. Laminate wooden flooring.

BEDROOM 4 (8' x 7'6"): Radiator. Laminate wooden flooring. BT phone point

## OUTSIDE

A rockery area at the front of the property borders the driveway, with a large lawned area on the other side. Established shrubs border the lawn which backs onto open fields and the expansive views of the valley. There is also a small lawn to one side of the property with a parking area on the other side at least 2 cars plus access to garage.

Maintenance of the garden may be provided if required.



**VIEWING: By appointment through Dove Property Management**