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Pastures Cottage, Long Lane, Kirk Langley, Ashbourne DE6 4LS
£765 per calendar month Unfurnished Deposit £900

GENERAL DESCRIPTION

A well presented, very spacious two bedroom semi-detached cottage situated on a working farm with fantastic views over farmland and open countryside. Having been recently refurbished throughout, new carpets, kitchen and shower.

Briefly comprising Kitchen Diner with multi-fuel burner and back boiler, Lounge with open fire, Utility Room, Store Room, two large Double Bedrooms and Family Bathroom with four-piece suite. With off road parking to the front of the property and lawned rear garden, the property retains character features in an idyllic rural setting.

Ideally suited to a professional or retired single or couple.

No pets. No DSS. No Smokers thank you. Early viewing recommended.

Council Tax Band C

EPC Band F (Pre-Reassessment)

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood, glazed entrance door into:

KITCHEN DINER (18'4" x 15'5" max), having recently fitted wood effect cushioned flooring with two 4-point ceiling spotlight rails, black wood beams, Victorian pulley airer, heat alarm and carbon monoxide detector to ceiling. Room recently fitted with a range of white shaker style base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over and free-standing 'Hotpoint' double oven cooker with 4-ring halogen hob. High double door electrics cupboard housing consumer unit and meter, recessed double door storage cupboard and internal door concealing cloaks cupboard. Dining area having recessed fireplace with tiled hearth housing a black cast iron 'Hunter' multi-fuel burner with back boiler providing hot water to the property. Electric storage heater, original sash window to front aspect and single glazed window to rear. Telephone point, and doors off to:



UTILITY ROOM (5'8" x 5'2"), having recently fitted wood effect cushioned flooring with pendant light fitting to ceiling, laminate work surface and space and plumbing for washing machine / tumble drier and power for fridge freezer unit.



STORE ROOM (14'5" x 13'1") having brick flooring with pendant light fitting, secondary glazed windows to rear and side aspects and hardwood entrance door providing access to rear garden.

LOUNGE (16'11" x 11'6"), carpeted, accessed through kitchen recess with black wood beamed ceiling, 5-point metal ceiling light fitting, heat alarm and carbon monoxide detector. Single glazed windows to rear and side aspects, main feature of the room being a brick built open fireplace with tiled hearth. Television and telephone points and electric storage heater.



REAR HALL, carpeted with ceiling beams, smoke alarm, pendant light fitting, original sash window to rear aspect and glazed hardwood entrance door to rear garden. Stairs to First Floor.

FIRST FLOOR:

LANDING at top of carpeted stairs with balustrade having wood beams, smoke alarm and three pedant light fittings to ceiling, stairs to 2nd Floor and doors off to:

BEDROOM 1 (18'9" x 13'4"), carpeted with wood beams and pendant light fitting to ceiling, sash windows to front and rear aspects offering fantastic views over open countryside to rear, electric storage heater and telephone point.



BEDROOM 2 (13' x 11'6" max), carpeted with wood beams and light fitting to ceiling, sash window to rear offering fantastic views over farmland and open countryside, electric storage heater and door concealing walk-in storage cupboard / wardrobe.

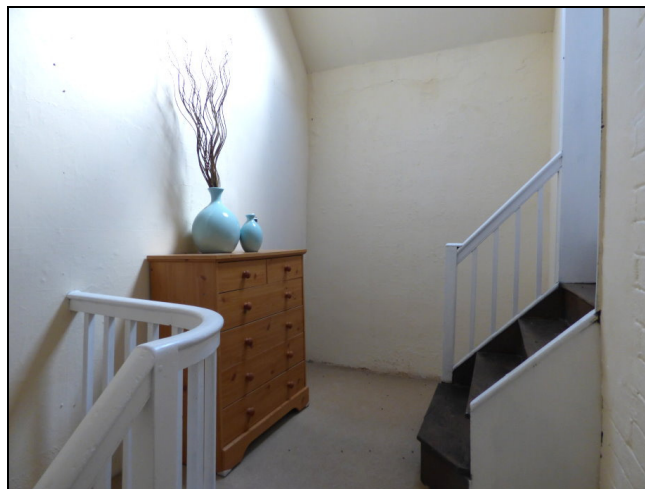


BATHROOM (15'5" x 9'8" plus door recess), with fitted wood effect cushioned flooring, having wood beams, light fitment and loft access hatch to ceiling. Sash window to front, electric storage heater and door concealing airing cupboard, hot water tank and immersion heater. Room appointed with a white four-piece suite comprising low flush W.C., pedestal wash hand basin, bath and newly fitted double shower cubicle with glass sliding door housing a 'Mira Sport' electric shower.



FIRST FLOOR:

LANDING (6'4" x 6') at top of carpeted stairs with open balustrade with double glazed skylight, pendant light fitting, for use as a storage area.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a shared driveway offering off road parking for numerous vehicles. A gated yard provides access through to the main farmhouse and Cottage.



TO THE REAR OF THE PROPERTY is a garden, predominantly laid to lawn with gravelled seating area and door concealing a coal / log shed.



VIEWING: By appointment through Dove Property