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Stone Cottage, Church Lane, Ellastone, Ashbourne, Derbyshire DE6 2GU
£850 per calendar month Unfurnished Deposit £1,000

GENERAL DESCRIPTION

Enjoying fantastic views over rolling countryside, this delightful Grade II listed, stone built country house, set in spacious grounds, retains many original features including stone mullion windows and solid oak beams. Briefly comprising Entrance Hall, attractive Lounge, Conservatory, separate Dining Room, Kitchen Diner with double oven 'Aga', Utility Room, Pantry, Downstairs Cloaks, three Double Bedrooms, principle with Ensuite Shower Room and Family Bathroom.

Occupying a quiet village location, Stone Cottage benefits from oil fired central heating, hot water via 'Aga' and two log burning stoves, with partial double glazing.

With attractive gardens predominantly laid to lawn to front and side of the property, with block paved patio seating area to rear, vegetable garden, greenhouse and outbuilding. The property is approached via a gated entrance giving access to a good sized drive for numerous vehicles, and detached double garage.

Early viewing recommended.

EPC Band E. Council Tax Band F.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via partial glazed oak entrance door into:

ENTRANCE HALL with beamed ceiling, and leaded windows to front and side aspects. Pendant light fitting and three point spotlight rail to ceiling, double panelled central heating radiator and telephone point. Ceramic tiled flooring and doors off to:

LOUNGE (14'3" max x 13'8"), having solid oak flooring and beamed ceiling. Two 2-point wall light fittings with two double glazed windows to side and rear aspects. Main feature of the room being a stone built fireplace with tiled hearth, housing a double door wood burner. Television and telephone points, double panelled central heating radiator and door off to:



CONSERVATORY (20'11" x 6'11") constructed in stone and wood and fully double glazed with two wall light fittings, stone tiled flooring, double glazed patio doors to rear garden and further door off to:

DOWNSTAIRS CLOAKS (6'11 x 4'3") having wood ceiling with four point spotlight rail, and double glazed obscured window to rear. Fitted with a white low flush W.C. and vanity wash hand basin. Room having ceramic tiled floor.

DINING ROOM (15'9" max x 14'8" max) with beamed ceiling and two wall light fittings, having two stone mullioned windows to front and rear aspects. Main feature of the room being a brick built fireplace with oak beam over and tiled hearth, housing a single door wood burner. Television point and oak staircase to first floor, room having solid oak parquet flooring. Door concealing understairs storage cupboard and further door off to:



KITCHEN / DINER (14'11" max x 13'6" into cupboards) with beamed ceiling, two double wall light fittings and three stone mullioned windows to front, side and rear aspects. Fitted with a range of white wood base and eye level storage units with country oak effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over and tiled splash backs throughout. Built-in 'Duvalli' electric oven, inset 'Lamona' four ring electric hob with extractor hood above and built-in dishwasher. Black and red double oven 'Aga' with two hot plates which provides hot water to the property. Ceramic tiled floor and door into:

UTILITY ROOM (L-Shaped 10'10" max x 10'1" max) having strip light to ceiling with double glazed window to rear aspect and hardwood entrance door giving access to side and rear of the property. Room fitted with a range of oak effect base and eye level storage units with laminate work surface over. Inset stainless steel sink with drainer and space / plumbing under units for washing machine and tumble drier. Tiled flooring with space for free-standing fridge freezer. Alarm system panel. Door into:

PANTRY (6'3" x 3'7") with ceiling light fitment, shelving and tiled flooring.

FIRST FLOOR:

GALLERIED LANDING at top of carpeted stairs with open balustrade, with three point ceiling light fitment, cornicing and smoke alarm to ceiling. Single panelled central heating radiator and oak eye level storage cupboard. Doors off to:

BEDROOM 1 (L-Shaped 15' max x 14' max), carpeted with original beamed ceiling and walls, two point spotlight fitting and two wall light fittings. Stone mullioned window to front aspect, television and telephone points and double panelled central heating radiator. Four door built in wardrobe and door off to:

ENSUITE SHOWER ROOM appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and large corner shower cubicle housing a thermostatically controlled mains shower. With ceiling light fitment, tiled splash backs, single glazed window to rear and stripped floorboards.



BEDROOM 2 (14'1" x 13'6") carpeted with beamed ceiling and stone mullioned window to front aspect with shutters, double panelled central heating radiator and pine 3 door, 4 drawer built-in wardrobe. Additional door concealing storage cupboard.

BEDROOM 3 (15'9" x 7'10") with three point ceiling light fitment, stone mullioned window to front aspect with secondary glazing fitted, television point and carpet to floor.

FAMILY BATHROOM (10'10" x 10'2") with four point spotlight rail to ceiling, double glazed window to rear aspect and double panelled central heating radiator. Room appointed with a white three piece suite comprising low flush W.C., boxed pedestal wash hand basin and Victorian roll top bath with chrome fittings. Cushioned flooring.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a large private garden with dry stone wall boundaries, predominantly laid to lawn with shrub filled borders and raised beds. Steps up to a further lawned area.

TO THE SIDE OF THE PROPERTY is a private driveway accessed via a gated entrance offering off road parking for numerous vehicles. Adjacent to which is a stone built, detached double garage and separate footpath for pedestrian access to the property.



TO REAR OF THE PROPERTY is a further , raised lawned area with raised beds, a greenhouse and vegetable patch, storage outbuilding with three doors and large block paved patio seating area.



A strong feature of Stone Cottage is the fantastic views over rolling countryside, especially to the rear of the property.

VIEWING: By appointment through Dove Property