



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



**The Barn, Mill House, Muggington, Weston Underwood DE6 4PL**  
£500 per calendar month      Unfurnished      Deposit £600

### **GENERAL DESCRIPTION**

A well presented, spacious one bedroom barn conversion located in a beautiful rural location with views over farmland and open countryside.

With gas central heating via newly fitted combi boiler and double glazing throughout, property briefly comprising open plan Living Kitchen Diner, Double Bedroom and Bathroom.

Allocated parking and gravelled terrace to the rear.

A further charge of £60 per calendar month applies for supply of all electricity, water and broadband usage.

Ideally suited to a professional single. No pets. Stabling & Paddock available by separate negotiation.

Council Tax Band A

EPC Band TBC

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via hardwood stable door with glazed panel into:

OPEN PLAN LIVING KITCHEN DINER (18'3" x 15'5" plus 9' x 6'11" into cupboards), with well defined living and kitchen areas, former having pendant light fitting and smoke alarm to ceiling, two wall uplighters, single and double panelled central heating radiator and stairs to first floor. Television point, broadband point, double glazed entrance door to rear garden and carpet to floor. Kitchen, with light oak effect laminate flooring, fitted with a range of white wood country style base and eye level units with stone effect laminate over. Freestanding 'Beko' cooker with four-ring ceramic hob and stainless steel extractor hood above. Tiled splash backs with double glazed windows to front and rear aspects. Under-counter fridge, freezer and washing machine. Inset stainless steel sink with drainer and mixer tap above. Wall mounted 'Ideal Logic+' combi boiler, newly fitted and 'Honeywell' central heating control unit. Pendant light fitting to ceiling.



### **FIRST FLOOR:**

BEDROOM (23'6" x 16'10"), at top of carpeted stairs with open balustrade, with two large double glazed velux windows with fantastic views to front aspect, double glazed window to rear, two single panelled central heating radiator, and two pendant light fitting to ceiling. Television lead and telephone point with internal door into:



BATHROOM appointed with a white 3 piece suite comprising low flush W.C, pedestal wash hand basin and bath with shower hand attachment. Room having stained floorboards. Recessed spotlight and extractor fan to ceiling, and one wall fitted with storage drawers.



**OUTSIDE:**

TO THE FRONT OF THE PROPERTY is a shared driveway leading to The Barn with allocated parking to the front of the property.



TO THE REAR OF THE PROPERTY is a gravelled terrace with fantastic views over farmland and open countryside.

A further £60 per calendar month is payable by the Tenant to cover costs of electricity, water and broadband usage.

Stabling & Paddock available by separate negotiation.

VIEWING: By appointment through Dove Property