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The Cottage, Church Lane, Shirley, Ashbourne, Derbyshire DE6 3AS
£640 per calendar month Unfurnished / Part / Furnished Deposit £800

GENERAL DESCRIPTION

A delightful, fully refurbished cottage set in an attractive village location in close proximity to open countryside and good access to local amenities and A52, just 5 minutes from Ashbourne. This appealing detached residence briefly comprising Entrance Hall, Fully Fitted Kitchen Diner, Inner Hall / STUDY Area, spacious Lounge Diner with multi-fuel burner and back boiler, two Double Bedrooms, and Bathroom.

With a good sized, lawned Garden to the front and rear of the property, The Cottage has a private drive offering off road parking for 1 vehicle, an attached Utility Room, and storage shed. The cost of Garden Maintenance is included in the rent.

With many character features including original sash windows, and solid wood flooring, the property is appointed to a high standard and immaculate throughout. Located within easy walking distance of the excellent Saracens Head country public house.

Ideally suit a professional single or couple. Early viewing recommended.

EPC Band TBC

Council Tax Band E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via stained hardwood entrance door with glazed panel into:

ENTRANCE HALL, with black ceramic tiled flooring, pendant light fitting and smoke alarm to ceiling, and door concealing cloaks cupboard with electrics consumer unit. With ribbed entrance mat, open doorway into Inner Hall / Study Area and glazed internal doors into:

KITCHEN DINER (12'11" max x 7'9" max) with black and white chequered ceramic tiled flooring, appointed with a range of white farmhouse style base and eye level storage units, with granite and solid wood work surfaces over. Inset stainless steel butler style sink with chrome mixer tap over, built-in 'Bosch' dishwasher, free-standing 'Amica' electric cooker with four ring electric hob over. Free-standing tall 'Logik' fridge freezer. Room having two double glazed windows to front aspect, single panelled central; heating radiator, light fitting to ceiling, wall shelving units and television lead.



DOWNSTAIRS BATHROOM, pendant light fitting and black and white ceramic tiled floor. Appointed with a white three piece suite comprising mid flush W.C., wash hand basin on chrome stand and bath with chrome telephone handle style hand shower attachment / mixer tap. Room having stained wood panelled walls, with obscured window to side and single panelled central heating radiator.



INNER HALL / STUDY AREA (10'4" x 7'7" plus door recess), with solid wood flooring, pendant light fitting, single panelled central heating radiator and window to side aspect. Stairs to first floor and door off to:

LOUNGE DINER (18'9" x 10'7"), with solid wood flooring and skirting, two original glazed sash windows to side aspect, further high glazed window and stained hardwood entrance door with glazed panel to rear. With two 3-point wood ceiling light fittings, and carbon monoxide detector, main feature of the room being a brick built fireplace with stone mantel and flagstone hearth housing a large 'EcoBoiler' black cast iron multi-fuel burner with back boiler for central heating. Telephone point.

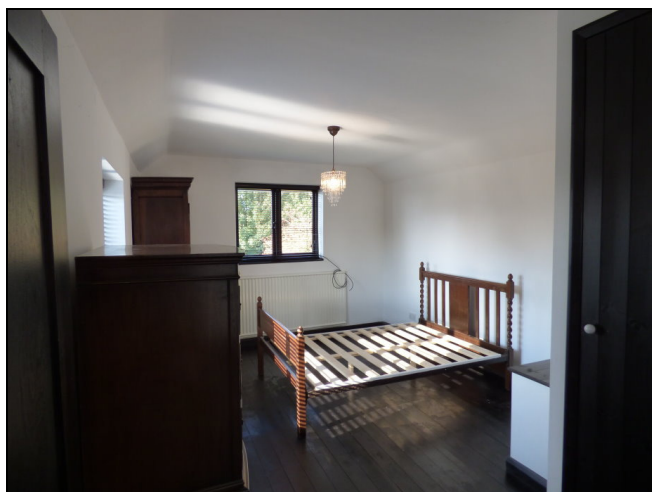


FIRST FLOOR:

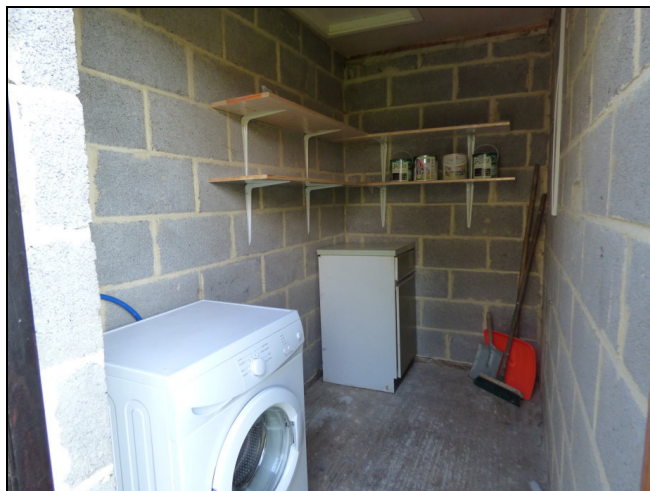
LANDING / DRESSING AREA (10'9" x 8'7" max) at top of stained wood stairs with handrail and balustrade, with pendant light fitting, loft access hatch and smoke alarm to ceiling, single panelled central heating radiator, sash window to side aspect, stained floorboards and doors off to:



BEDROOM 1 (15'6" max x 10'7"), having stained floorboards with pendant light fitting and loft access hatch to ceiling and two single glazed windows to rear and side aspects. Single panelled central heating radiator, television lead, raised shelf and door concealing airing cupboard with hot water tank.



BEDROOM 2 (10'10" into wardrobes max x 10'5") with stained floorboards, pendant light fitting, double panelled central heating radiator and two built-in wood wardrobes with hanging rails. Sash window to side aspect.



OUTSIDE:

TO THE REAR OF THE PROPERTY is a private, gated one vehicle drive with a footpath extending through an immaculate lawned garden with shrub filled borders to the sides. Footpath extends to the rear entrance door of the property or along the external side.

TO THE SIDE OF THE PROPERTY is a paved / gravelled footpath extending to the rear with a log store and coal bunker.

TO THE FRONT OF THE PROPERTY is a footpath to the main entrance door and lawned garden with mature tree and a 7' x 5' wood storage shed. Adjacent to the main building is a further brick-built:

UTILITY ROOM (7'10" x 4'7") with ceiling light fitment and washing machine with various shelves. Space and power for freezer unit and tumble drier.



Garden Maintenance costs are included in the rent.

Employed Only, No Pets, DSS or Smokers please.

VIEWING: By appointment through Dove Property