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**The West Wing, Hinchley Wood, Mappleton, Ashbourne, Derbyshire DE6 2AB**

£895 per calendar month      Furnished      Deposit £1,000

**GENERAL DESCRIPTION**

Set in a picturesque village location just 2.5 miles from Ashbourne is this self-contained wing of an impressive country house with fantastic views over open countryside, is available to rent Furnished. Briefly comprising Entrance Hall, Utility Room, Boiler and Store Rooms, Sitting Room, Dining Room, fully fitted Breakfast Kitchen, two Double Bedrooms and Bathroom.

With many character features the property enjoys its own garden with decked seating area and off road parking for two / three vehicles.

The West Wing is let as a house share, alongside from the main house. Utility Fees available on request.

Early Viewing Recommended.

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via hardwood entrance door into:

ENTRANCE HALL, carpeted with cornicing to ceiling, wall light fitting, electric storage heater, stairs to first floor and doors off to:



UTILITY ROOM (16'2" into cupboards x 10'11"), with terracotta tiled floor, two pendant light fittings and three Victorian pulley airers to ceiling. Three double panelled central heating radiators, room having half tiled walls with sash window to side. Room fitted with a range of white base level storage units with blue laminate work surface over and large stainless steel double sink with drainers and mixer taps over. Freestanding washing machine and two freezer units.

STORE ROOM (8'1" x 4'11"), carpeted with wall light fitting.

BOILER ROOM (14'5" max x 9'), with rubber floor matting, pendant light fitting, oil fired boiler and central heating control panel, and hot water tank with immersion.

### **FIRST FLOOR:**

STAIRS & LANDING at top of carpeted stairs with handrail and balustrade with smoke alarm, two pendant light fittings and cornicing to ceiling. Original sash window to side aspect and glazed hardwood entrance door to rear garden. Electric storage heater, double glazed skylight and doors off to:





**SITTING / DINING ROOM (28'2" x 14'11")**, with oak parque flooring, room split if required by internal wood concertina doors. Three original glazed sash windows to side aspect and glazed hardwood french doors to rear garden. Two pendant light fittings and cornicing to ceiling, thermostat control panel and three double panelled central heating radiators. Television, broadband and telephone points with CO Detector. Main feature of the room being a brick built fireplace with stone hearth and oak mantle and surround housing a black cast iron single door wood burner. Second internal door from Dining Room into Landing.



**BREAKFAST KITCHEN (11'11" into cupboards x 8'11" into cupboards)**, with cushioned flooring, having pendant light fitting, coving and heat alarm to ceiling and sash window to side aspect, Fitted with a range of green wood base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over and freestanding double electric oven with integrated four ring ceramic hob. Glass splash back and stainless steel chimney extractor hood above. Microwave oven, and under-counter fridge and freezer units.



**PRINCIPAL BEDROOM (16'1" into wardrobes x 11'11")**, carpeted with pendant light fitting to ceiling, two sash windows to side aspect and double panelled central heating radiator. Three door built-in wardrobe with overhead storage cupboards and further double doors concealing wash basin and dressing table.

**BEDROOM 2 (15' x 10'7")**, carpeted with two pendant light fittings to ceiling, sash window to side aspect, double panelled central heating radiator and built-in open wardrobe.





BATHROOM appointed with a white three-piece suite comprising pedestal wash hand basin and roll top bath and corner shower cubicle housing a chrome thermostatically controlled mains shower. Room being part tiled with heated towel rail, electric storage heater, and convection heater. Window to side aspect, ceiling light fitment, shavers point and cushioned flooring.



SEPARATE W.C., carpeted with mid flush W.C., obscured window to side and wall light fitment.

### **OUTSIDE:**

TO THE FRONT OF THE PROPERTY is a shared drive offering off road parking for two to three vehicles. The wing is approached via separate entrance from the main house.



TO REAR OF THE PROPERTY is an attractive garden, predominantly laid to lawn with decked seating area, mature shrubs and trees.



**VIEWING: By appointment through Dove Property**