



£525,000

The Green, Ashbourne DE6 4NN

Cottage | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Surrounded by countryside
- Located within the Ecclesbourne School catchment
- Bespoke breakfast kitchen & guest cloakroom
- Inviting lounge with charming wood burner
- Wooden ceiling beams & internal latch doors
- Three bedrooms all with lovely views
- Bathroom with roll top bath & separate shower cubicle
- Driveway & garage
- Beautifully maintained gardens
- Superb Cottage in a wonderful peaceful location

Property Description

Boasting a wealth of character and charm is this superb three bedroom cottage surrounded by wonderful views and enjoying an unusually generous plot. Potential to extend or build (subject to necessary consents). Located within the Ecclesbourne School catchment.

Main Particulars

Daisy Cottage is a beautifully presented three bedroom cottage surrounded by countryside in the picturesque village of Kirk Langley. Enjoying a delightful lounge with charming wood burner and wooden ceiling beams. Characterful kitchen with bespoke units, quality slate flagstone floor and access into a large pantry. The ground floor is completed by a guest cloakroom and useful entry. The character continues to the first floor where there are three bedrooms; all with latch doors and superb views. Bathroom with luxurious roll top bath and separate shower cubicle. To the outside there is a gravelled driveway providing ample off-road parking leading to a detached garage. The beautifully maintained gardens are arranged to both side and rear elevations, creating an unusually large plot with potential to extend or build (subject to necessary consents) Rare to the market and must be viewed to enjoy the wonderful views and character of this beautiful quaint cottage. ***Ecclesbourne School catchment

Ground Floor

Accommodation

This lovely property is approached via an exterior door with glazed centre panels and outdoor coach light into:

Entrance Porch

with double glazed window to side elevations and internal door into:

Warm & Inviting Living Room

5.88m x 4.22m (19' 3" x 13' 10") The focal point of this delightful room is a charming wood burner set within a brick fireplace with tiled hearth and wooden mantel. Wooden ceiling beams enhancing the character of this room, wall lights, central heating radiator and double glazed windows to front elevation.

Inner Hall

0.93m x 0.85m (3' 1" x 2' 9") with ceiling light point, storage cupboards and stairs leading to first floor.

Well-appointed Kitchen

5.37m x 3.08m (17' 7" x 10' 1") Re-fitted with a matching range of quality eye and base level units with solid wood work surfaces over incorporating a Belfast sink with swan neck mixer tap. Complementary mosaic style ceramic splashback tiling and slate flagstone flooring. Stainless steel Range cooker with induction hob and matching extractor over. Space for washing machine and tall fridge/freezer. Recessed spotlights to ceiling, wooden ceiling beams, access to pantry and double glazed windows to both side and rear elevations enjoying a delightful outlook. Door into:

Entry

1.61m x 0.78m (5' 3" x 2' 7") with exterior door leading onto the rear garden and door into:

Guest Cloakroom

appointed with a white two-piece suite comprising of a wall mounted wash hand basin with splashback tiling and WC. Ceiling light point, central heating radiator and double glazed window to side elevation.

First floor

Landing

0.91m x 0.86m (3' 0" x 2' 10") with ceiling light point and spilt-level stairs providing access to bedrooms and bathroom.

Bedroom One

4.19m x 2.62m (13' 9" x 8' 7") Benefiting from fitted wardrobes and drawers. Ceiling light point, central heating radiator and double glazed window to front elevation enjoying a distant view.

Bedroom Two

3.46m x 3.10m (11' 4" x 10' 2") Double in size with wooden floor, window to both side and rear elevations. Ceiling light point, wooden ceiling beam, over-stairs storage cupboard and central heating radiator. Loft hatch providing access to roof space.

Bedroom Three

4.24m x 2.09m (13' 11" x 6' 10") with ceiling light point, central heating radiator, loft hatch providing access to roof space and double glazed window to front elevation enjoying a distant view.

Bathroom

4.19m x 1.81m (13' 9" x 5' 11") appointed with a white four-piece suite comprising of a shower cubicle, luxurious roll top bath with claw feet, traditional taps and shower attachment. Pedestal wash hand basin and WC. Recessed spotlights to ceiling, wooden ceiling beam, velux window, central heating radiator and double glazed window to rear elevation.

Outside

To the front of the property is a small gravelled garden and farm gate leading onto the gravelled driveway providing off-road parking. Detached garage (15'0" x 8'7") with double doors. The delightful gardens are arranged to both side and rear elevations, with lawn sections, inset gravelled pathways and seating area. Flower beds and paved patio area providing an ideal area to relax and enjoy the countryside.

NB:

The property has oil fired central heating

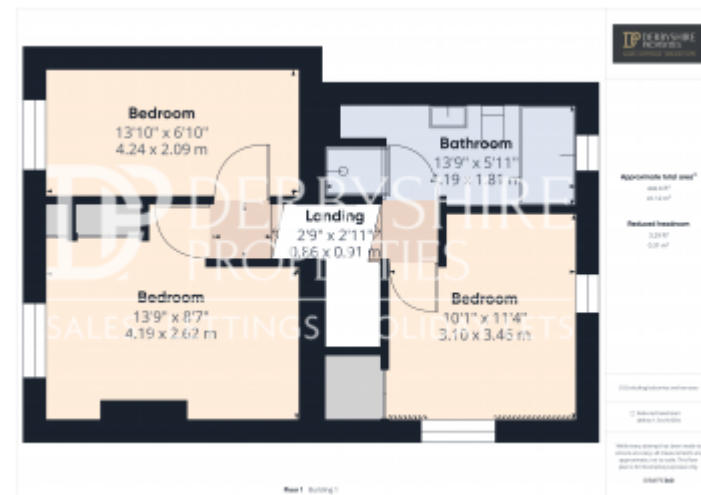
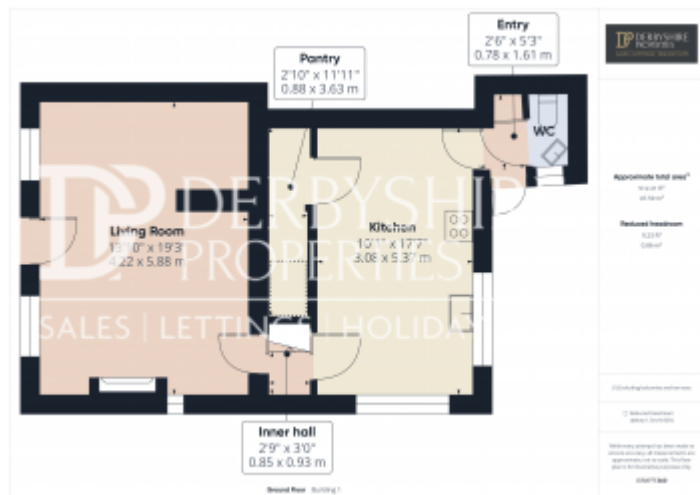
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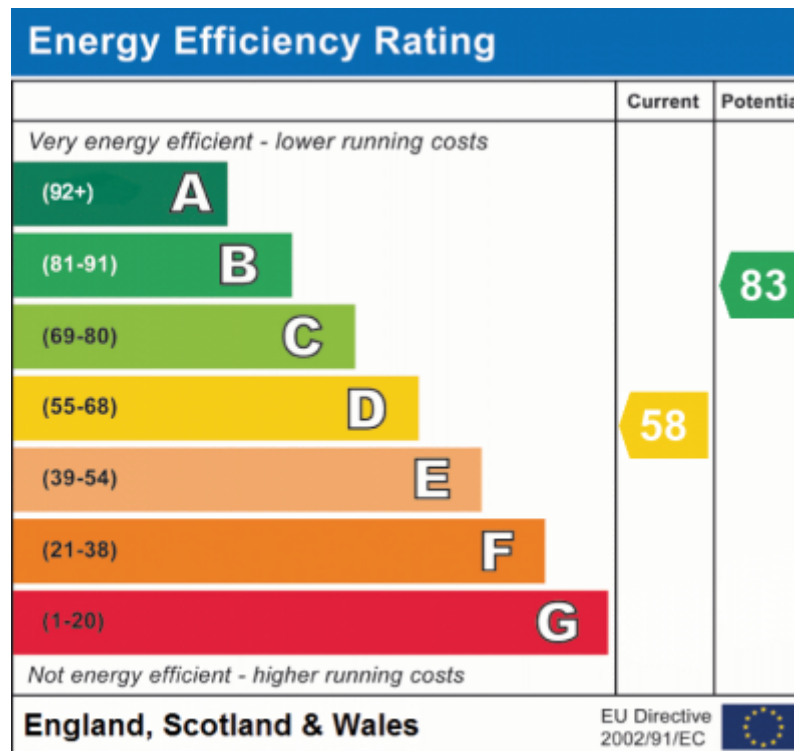
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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