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Ash Cottage, Bank Side, Stanton, Ashbourne DE6 2BZ

£1,100 per calendar month Unfurnished Security Deposit - £1,250

GENERAL DESCRIPTION

A delightful, stone built, detached cottage set in a peaceful village with views across farmland and open countryside. Just 10 minutes from Ashbourne Town Centre, the cottage comprises Entrance Hall, Lounge, Dining / Sitting Room, Kitchen Diner, three Double Bedrooms and Shower Room.

Ash Cottage has been modernised throughout but retains original character features, sitting at the edge of Stanton village with a private, gated drive for up to three vehicles, detached Garage and Cottage Garden.

Early viewing recommended.

Council Tax Band E

EPC Band E (pre refurbishment)

ACCOMMODATION

ENTRANCE via new double glazed composite entrance door into:

ENTRANCE HALL having terracotta tiled flooring, two pendant light fittings, oak lintels and smoke alarm to ceiling. Stairs to First Floor, double door understairs storage cupboard, single panelled central heating radiator and 'Honeywell' central heating control panel. Hall having feature bare-brick walls with doors off to:

DOWNSTAIRS CLOAKS, with terracotta tiled floor continued from entrance hall, ceiling light fitting to ceiling, electrics consumer unit, double glazed, obscured window and single panelled central heating radiator. Appointed with a white two-piece suite comprising low flush W.C. and vanity wash hand basin with chrome taps and ceramic tiled splash back.



LOUNGE (14'8" x 12'2"), carpeted with oak beams to ceiling, two double and two single wall light fittings and newly fitted double glazed windows with oak ledges to front and side aspects. Bare brick and flagstone end wall comprising fireplace with newly fitted 'living flame' electric fire and hearth. Television point, and double panelled central heating radiator



DINING / SITTING ROOM 2 (13.8" x 9'9"), carpeted, with oak beam and pendant light fitting to ceiling, double glazed window to front aspect and double glazed UPVc french doors to rear garden. Telephone point and double panelled central heating radiator.



KITCHEN DINER (13' into cupboards x 710'5"), having terracotta tiled flooring continued from the hall, with four-point ceiling spotlight rail, double panelled central heating radiator, double glazed window to rear aspect and double glazed composite entrance door to rear garden. Fitted with a range of light grey base and eye level storage units with granite effect laminate work surface and splash back over. Fitted 'Bosch' units including built-in electric double fan oven, inset black glass 4-ring induction hob, overhead extractor fan and under-counter dishwasher. Free-standing tall 'Beko' fridge freezer unit. Inset grey resin sink with drainer, vegetable bowl, and chrome mixer tap over. Space, power and plumbing for washer drier.



FIRST FLOOR

STAIRS & LANDING at top of carpeted stairs with oak balustrade with bare brick feature walls. Landing having pendant and ceiling light fittings with smoke alarm to ceiling and double glazed velux window. Single panelled central heating radiator and two wood doors concealing airing cupboard and air source hot water system. Doors off to:

BEDROOM ONE (14'11" x 12'7"), carpeted with double glazed velux window and pendant light fitting to ceiling, and double glazed windows to front aspect with views over open countryside. Single panelled central heating radiator.

BEDROOM TWO (13'10" x 9'9" plus door recess), carpeted with pendant light fitting and double glazed velux window to ceiling and double glazed window to side aspect, and single panelled central heating radiator.



BEDROOM THREE (13' x 6'5"), carpeted with pendant light fitting and double glazed window to rear aspect with views over farmland, and single panelled central heating radiator.



SHOWER ROOM , having fitted grey wood effect cushioned flooring, with 3-point ceiling spotlight fitting, extractor fan and double glazed velux window to ceiling. Room appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin with chrome taps, and corner shower cubicle with glass sliding doors housing a chrome mains thermostatically controlled mains shower. White ceramic tiled splash backs, and half height wood door concealing eaves storage cupboard.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a dry stone wall boundary, with drive to the right side, approached through gates with steps down to the front entrance door.



TO THE SIDES OF THE PROPERTY is a footpath giving access to both sides of the cottage, with the driveway extending to the right offering off road parking for up to three vehicles.



TO THE REAR OF THE PROPERTY is a footpath to the rear entrance door with raised borders around a lawned area. The rear of the driveway extends to the far side of a detached GARAGE (Int. dims. 18'6" x 10'7" with power and light with up and over door) where a seating area looks over farmland and open countryside.

VIEWING: By appointment through Dove Property