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The Birch, Buckhazels Lane, Kirk Langley, Ashbourne DE6 4NU
£600 per calendar month Unfurnished Deposit £692

GENERAL DESCRIPTION

A well presented, two-bedroom semi-detached cottage located on a working farm with excellent access to A52 for commuting to Derby, Ashbourne and beyond. Briefly comprising Entrance Hall, Lounge, fully fitted Kitchen with appliances, two Double Bedrooms and Bathroom with shower attachment over bath.

With a carriage barn bay and additional external space for Parking, The Birch is available unfurnished.

Water & drainage costs included in the rent. Early Viewing Recommended.

Council Tax Band: B

EPC Band: D

ACCOMMODATION

ENTRANCE under covered portico through wood effect UPVC double glazed entrance door into:

ENTRANCE HALL part carpeted and part ceramic tiled flooring, with pendant light fitment, smoke alarm and loft access hatch to ceiling with wall mounted electrics meters. Stairs to First Floor and doors off to:

BEDROOM 1 (10'2" x 10'1"), carpeted with pendant light fitting to ceiling, and double glazed window to side aspect, recess for wardrobe area and modern 'Rainte' electric heater.

LOUNGE (11'4" x 10'11"), carpeted with oak beams and pendant light fitting to ceiling, and two double glazed windows to front aspect. Imitation electric burner on ceramic tiled hearth, television and telephone points. 'Rainte' modern electric heater, understairs storage cupboard, door off to Bathroom and open archway through to:.

KITCHEN (8' into cupboards x 7' into cupboards), carpeted with strip light fitting and beams to ceiling, fitted with a range of pine base and eye level storage units with cream laminate work surface over. Inset cream resin sink with drainer, drainer, vegetable bowl and mixer tap over, built-in 'Hoffark' electric oven with matching inset four ring electric hob and extractor fan above. Tall free-standing fridge freezer unit, under-counter 'Hotpoint' washing machine. Double glazed window to rear aspect.

BATHROOM, carpeted and appointed with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin, and bath with shower screen and 'Aqualisa' thermostatically controlled mains shower over. Ceiling light fitment, extractor fan, room having half and full bath ceramic tiled walls with 'Heatstore' convection heater and double glazed, obscured window to rear.

FIRST FLOOR

LANDING, at head of carpeted stairs with handrail with pendant light fitting, and smoke alarm to ceiling. Half height internal door concealing storage area and door off to:

BEDROOM 2 (10'11" x 10'11" max), carpeted with double glazed velux window to front aspect, and pendant light fitting to ceiling.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a portico giving access to the front entrance door. This is approached through a farm archway from the road into the farm courtyard. Across that yard is a small entrance yard with raised borders giving access to the door area and to the left of the cottage is a:

CARRIAGE BARN (internal dims. 17'4" x 8'3") with one bay allocated to the cottage. A further parking space in the courtyard is provided.

