



25 Church Street, Ashbourne,
Derbyshire DE6 1AE Tel/Fax 01335 342936
www.doveproperty.co.uk



Chestnut Cottage, Buckhazels Lane, Kirk Langley, Ashbourne DE6 4NU

£775 per calendar month

Unfurnished

Deposit £890

GENERAL DESCRIPTION

A well presented, spacious, two-bedroom courtyard cottage with character features located on a working farm with excellent access to A52 for commuting to Derby, Ashbourne and beyond. Property briefly comprises Entrance Hall, Downstairs Cloaks, good sized Lounge, Kitchen Diner with appliances, two Double Bedrooms and Bathroom with shower.

With Parking for 2-3 vehicles to the front, double glazed throughout with oil fired central heating, Chestnut Cottage is available unfurnished.

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

Council Tax Band: C

EPC Band: C

ACCOMMODATION

ENTRANCE through hardwood, double glazed entrance door into:

ENTRANCE HALL, carpeted, with pendant light fitting, smoke alarm and pine beams to ceiling with wall mounted consumer unit and CO detector, 'Drayton' thermostat panel and central heating control panel. Stairs to First Floor, half height door concealing understairs storage cupboard with 'Grant' oil fired boiler and doors off to:

DOWNSTAIRS CLOAKS, with grey ceramic tiled flooring, having light fitting to ceiling, extractor fan, 'Hager' consumer unit and wood door concealing electrics meter. Fitted with a white 2-piece suite comprising low flush W.C., and pedestal wash hand basin with chrome taps, latter having ceramic tiled splash back.

LOUNGE (16'7" x 12'8" max), carpeted with pine beams to ceiling, fore double wall light fittings and two single panelled central heating radiators. Two double glazed windows to front and rear aspects, television point and brick built fireplace with pine mantel and ceramic tiled hearth housing a black electric imitation burner.



KITCHEN DINER (16'7" into cupboards x 10'6" reducing to 8'), having ceramic tiled flooring with pine beams to ceiling, pendant light fitting to dining area and recessed spotlights to kitchen. Double panelled central heating radiator, room fitted with a range of light oak effect base and eye level storage units with ceramic tiled splash backs and black stone effect laminate work surface. Inset stainless steel sink with drainer, vegetable bowl and mixer tap, built-in Baumatic' single electric fan oven and matching black glass 4-ring ceramic hob with extractor hood above. Built-in 'Electrolux' tall fridge freezer unit and built-in 'Beko' washing machine. Space, power and plumbing for a dishwasher.





FIRST FLOOR

LANDING, at head of carpeted stairs with oak balustrade with pendant light fitting , skylight, loft access hatch and smoke alarm to ceiling and doors off to:

BEDROOM 1 (17' x 12'8"), carpeted with vaulted ceiling, oak beams and 3-point hanging light fitting, double glazed window to front aspect, and double glazed, hardwood door to Juliette balcony to rear. Two double panelled central heating radiators and television point.



BEDROOM 2 (13'6" reducing to 10'4" x 10'7"), carpeted with pendant light fitting and fan / 3-point spotlight fitting to ceiling, double glazed window to rear aspect and double panelled central heating radiator. Television and telephone point with stained pine double doors concealing built-in wardrobe with hanging rail and large shelving unit and further pine internal door concealing hot water tank and immersion switch.



BATHROOM, with ceramic tiled flooring, recessed spotlights and extractor fan to ceiling and double glazed window to front aspect. Room appointed with a white 4-piece suite comprising low flush W.C., pedestal wash hand basin with chrome taps, bath with chrome taps and shower cubicle with glass concertina doors housing a mains thermostatically controlled mains shower. Single panelled central heating radiator with ceramic tiled shower walls and splash backs throughout.



OUTSIDE:

The property is approached through a farm archway from the road into the farm courtyard.

TO THE FRONT OF THE PROPERTY is a a parking area offering off road parking for 2-3 vehicles.



Viewing by Appointment Only with Dove Property