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Firs Farm Barn, Cubley, Ashbourne DE6 2EX

£1,000 per calendar month Unfurnished Deposit £1,150

GENERAL DESCRIPTION

An immaculate two Bed Barn Conversion set in a select rural development just 5 minutes from Ashbourne. Briefly comprising Entrance Hall, Fitted Kitchen with appliances, open Plan Living Room, two Double Bedrooms, Family Bathroom and Ensuite Shower Room to Bedroom 2.

With views over the glorious Derbyshire countryside, Firs Farm Barn enjoys a low maintenance Rear Garden, Private Parking in the development courtyard, oil fired central heating and is double glazed throughout.

Council Tax Band TBC

EPC Band C

ACCOMMODATION

GROUND FLOOR

ENTRANCE via hardwood, double glazed entrance door from gravelled drive into:

ENTRANCE HALL, carpeted with recessed spotlights to ceiling, understairs storage cupboard, stairs to First and under-floor heating control panel. Door into Bedroom 2 and open archway into:

KITCHEN (16' x 10'6"), having wood effect cushioned flooring, under floor heating control panel with oak beams, recessed spotlights and smoke alarm to ceiling, and two double glazed windows to front aspect. Fitted with a range of white shaker style base and eye level storage units with black granite work surfaces over. Built-in 'Neff' double electric oven and matching black glass inset ceramic hob with granite splash back and stainless steel chimney extractor hood over. Built-in 'Lamona' tall fridge freezer unit and dishwasher plus built-in washing machine. Inset white ceramic sink with drainer and chrome mixer tap. Open archway and steps down to:



SITTING ROOM (20'1" x 16'), carpeted with high double glazed window to rear, front wall being fully double glazed with central french doors to front aspect. Attractive beams and recessed spotlights to ceiling, television points, under floor heating control panel and three up/downlighter wall mounted spotlights.



BEDROOM 2 (12'10" x 9'9" + 6'3" max x 5'11"), carpeted with oak beams and recessed spotlights to ceiling, underfloor heating control panel, double glazed window to front aspect and double glazed french doors to rear garden, affording fantastic views over open countryside. Door concealing heating cupboard with hanging rail and door off to:



ENSUITE SHOWER ROOM, appointed with a white three-piece suite comprising low flush W.C., vanity wash hand basin and double shower cubicle with glass sliding doors and ceramic tiled walls, housing a chrome thermostatically controlled mains shower. Ceramic tiled flooring, extractor fan and heated towel rail.

FIRST FLOOR

LANDING, at top of carpeted stairs with oak balustrade with high shelf, oak beams, recessed spotlights, loft access hatch and smoke alarm to ceiling, double glazed velux window and doors off to:

BEDROOM 1 (15'8" x 15' max), carpeted with oak beams, recessed spotlights and two double glazed velux windows to ceiling affording excellent views over the surrounding countryside. Double panelled central heating radiator and television point.



FAMILY BATHROOM with ceramic tiled flooring and half walls, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with chrome mixer tap / hand shower attachment. Oak beams, recessed spotlights and extractor fan to ceiling and chrome heated towel rail.

STORAGE ROOM (8'1" x 3'11"), carpeted with recessed spotlights and oak beam to ceiling.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a shared gravelled driveway leading to a parking area to the left, the property enjoying two allocated parking spaces. A wood fence with gate gives access to the rear of the property.



TO THE REAR OF THE PROPERTY is a good sized, lawned rear garden with unspoilt views over open countryside and farmland. Adjacent to the building is the property's oil fired boiler and oil tank.