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Ivy House, Wetton, Ashbourne DE6 2AF

£1,025 per calendar month Unfurnished Deposit £1,200

GENERAL DESCRIPTION

A stunning, three bedroom, semi-detached stone-built cottage set in the heart of the Peak District in the small village of Wetton, just 20 minutes drive to Ashbourne. A charming residence with many character features, briefly comprising Entrance Hall, two good sized Reception Rooms, fully fitted Kitchen with appliances, Dining Room, Utility Room, three double Bedrooms, Ensuite Shower Room to Master and Family Bathroom.

Occupying an enviable position within the village, Ivy House sits adjacent to St Margaret's Church within a short walk to The Royal Oak public house and on the doorstep of glorious White Peak countryside. With lawned areas to front and side of the property, Ivy House enjoys a lawned rear Garden and off road Parking area for up to three vehicles. Majority double glazed with oil fired central heating, this comfortable home, set over two levels is available to let unfurnished. One pet considered, no smokers please.

Early Viewing Recommended

Council Tax Band E

EPC Band D

ACCOMMODATION

GROUND FLOOR

ENTRANCE via footpath and hardwood entrance door into:

ENTRANCE HALL with oak beams and smoke alarm to ceiling, having solid oak flooring and double wall light fitment. Double glazed window to front aspect with window seat under, thermostat control panel, and stairs to First Floor. Door concealing cellar entrance (not for use), inset entrance mat, telephone point and doors off to:

SITTING ROOM 2 / DINING ROOM (14'9" x 12'9"), with solid oak flooring, oak beams to ceiling and double glazed windows to front and rear aspects, with window seat. Three double wall light fitments and double panelled central heating radiator, main feature of the room being a stone-built fireplace with slate hearth housing a cast iron wood burner.



SITTING ROOM 1 (15'7" x 13'11"), with solid oak flooring, oak beams and CO detector to ceiling and original single glazed sash mullioned windows to front with double door storage cupboard under. Three double wall light fitments and double panelled central heating radiator, main feature of the room being a stone & flagstone-built fireplace with slate hearth with decorative tiled surround housing an open fire with grate. Two recessed shelving features, two television points and further internal door into:



KITCHEN (13'10" max into cupboards x 12'11" max) with beige stone tiled flooring, room appointed with a range of oak effect base and eye level storage units, with granite work surface over. White inset butler style sink with mixer tap over, free-standing 'Stoves' electric range cooker with five ring ceramic hob and warming drawer and stainless steel chimney extractor hood above. Built-in 'Gorenje' dishwasher, and 'Electrolux' refrigerator. Two four-point spotlight rails, smoke alarm and beams to ceiling, three double wall light fitments and under-cupboard lighting, television point, and original single glazed sash window to

side aspect. Room having beige ceramic tiled splash back, wood eye level storage cupboard housing electrics, double panelled central heating radiator, hard wood entrance door providing secondary access to side of the property and door off to:



UTILITY ROOM (10'7" x 9'3" plus door recesses), having beige stone tiled flooring with oak beams, two 4-point ceiling spotlight rails, smoke alarm and CO detector to ceiling. Fitted with a range of light oak effect base and eye level storage units with granite work surface and ceramic tiled splash back. Built-in 'Electrolux' freezer unit, 'Hotpoint' washing machine and 'Neff' tumble drier. Single panelled central heating radiator, double glazed window to side aspect and wall mounted 'Worcester' oil fired condensing boiler. Internal door to Entrance Hall and hardwood stable door to rear Garden.



FIRST FLOOR

LANDING at top of newly carpeted stairs with open balustrade, having 5-point ceiling light fitment and double wall light fitment. Smoke alarm, loft access hatch, double panelled central heating radiator and double glazed window to front aspect. Doors off to:

MASTER BEDROOM (15'7" into wardrobes x 14'1"), having solid oak flooring with double glazed sash window to side aspect with shutters and views over rooftops to surrounding countryside, and three double wall light fitments. Double panelled central heating radiator, television point, original cast iron feature fireplace and loft access hatch to ceiling. 5 louvre door built-in wardrobe with hanging rails and shelves and further louvre door giving access to:

ENSUITE SHOWER ROOM with recessed spotlights, oak beam, extractor fan and further loft access hatch to ceiling, shavers point and chrome radiator. Appointed with a white three-piece suite comprising low flush W.C, boxed wash hand basin with chrome mixer tap and double door cupboard under, and double shower cubicle with glass screen housing a thermostatically controlled mains shower with shower head to pole and further rainforest head to wall. Back lit mirror, room having 'Karndean' style laminate flooring.



BEDROOM 2 (15'6" x 13'2" max), having solid oak flooring with oak beams to ceiling and two double wall light fitments. Three double glazed stone mullioned windows to front aspect, double panelled central heating radiator and television point. Low stone shelf wall feature, room having various optional items of furniture within including four poster bed.



BEDROOM 3 (11'11" x 7'5" plus large door recess), having solid oak flooring with oak beams and three point light fitment to ceiling. Single panelled central heating radiator, and double glazed sash window to front aspect with shutters.



FAMILY BATHROOM having 'Karndean' style laminate flooring. with light fitment and extractor fan to ceiling, single panelled central heating radiator and large double glazed velux window. Room half tiled in italian ceramic tiles with fully tiled shower cubicle walls. Appointed with a white four-piece suite comprising low flush W.C., wash hand basin with mixer tap, bath with mixer tap, and quadrant shower cubicle with glass sliding doors housing a chrome thermostatically controlled mains shower. Medicine cabinet to wall.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a dry stone wall boundary with lawned garden area, mature tree and footpath to front entrance door.



TO THE SIDE OF THE PROPERTY the lawned area continues to a gate and small patio are providing access to the property via the Kitchen entrance door

TO THE REAR OF THE PROPERTY through double five bar wood gates is a gravelled parking area providing off road parking for up to three vehicles, which then leads on to a lawned rear garden with rockery and dry stone wall separating Ivy House form the church grounds. To the rear is a log store, locked, interconnecting gate through to the neighbouring property, screened off oil tank, and steps down to the Utility Room stable door.

VIEWING: By appointment through Dove Property