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Primrose Cottage, Old Hall Farm, Yeldersley Lane, Bradley, Ashbourne DE6 1PH
£725 per calendar month Furnished / Part / Unfurnished Deposit £835

GENERAL DESCRIPTION

An attractive, three bed Grade II listed barn conversion located on a working farm just 10 minutes from Ashbourne Town Centre. Surrounded by open countryside and farmland, this well appointed property briefly comprises Entrance Hall, Downstairs Shower Room, spacious Lounge Diner, fitted Kitchen with appliances, three Double Bedrooms and Bathroom.

Enjoying it's own patio seating area to the front, the property sits within a communal lawned area shared with the adjacent property and Parking for 2 vehicles.

Water included in Rent.

Early viewing recommended.

Council Tax Band C (TBC)

EPC Band TBC

ACCOMMODATION

GROUND FLOOR

ENTRANCE via hardwood entrance door with glazed panel into:

ENTRANCE HALL (9'1" x 6'5"), carpeted with exposed brick wall and beams to ceiling. Entrance door surrounded by single glazed windows forming arched entrance, wall mounted consumer unit and storage heater and doors off to:



DOWNSTAIRS SHOWER ROOM, with ceramic tiled flooring, room having beams to ceiling and ceiling light fitment / heater. Again with exposed brick wall, appointed with a white 3-piece suite comprising mid-flush W.C., pedestal wash hand basin and shower cubicle with sliding doors housing a 'Triton Cara' electric shower. Ceramic tiled splash backs and shower walls.

LOUNGE DINER (26'11" x 10'10"), carpeted with two pendant light fittings and beams to ceiling, with one exposed brick wall and two single glazed original sash windows to rear with views onto fields. Two storage heaters with wood surround and mantled fireplace housing a black imitation electric log burner. Television and telephone points and stairs to First Floor. Open archway through to Kitchen.



KITCHEN (11'2" x 6' into cupboards), having ceramic tiled flooring with 3-point ceiling spotlight fitment to ceiling and single glazed window to front aspect. Fitted with a range of oak effect base and eye level storage units with marble effect laminate work surface over and inset stainless steel sink with drainer and mixer tap. Having ceramic tiled splash backs, free-standing 'Hotpoint' double oven cooker with 4-ring electric hob, and extractor hood above. Tall 'Beko' fridge freezer and space / plumbing for washer drier.



STAIRS & LANDING at top of solid wood stairs with balustrade. Landing carpeted with pendant light fitting and smoke alarm to ceiling. Door concealing airing cupboard with hot water tank and immersion switch, and door off to:

BEDROOM ONE (13'2" x 8'6" plus recesses), carpeted with two double glazed window to front aspect, pendant light fitting and storage heater.



BEDROOM 2 (13'1" x 8'4"), carpeted with single glazed, original sash window to rear aspect with views over local countryside, pendant light fitting to ceiling and storage heater.



BEDROOM 3 (10'2" x 7'4"), carpeted with pendant light fitting to ceiling, and single glazed, original sash window to rear aspect with views.



BATHROOM having slate effect cushioned flooring, ceiling light fitment and loft access hatch. Appointed with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin and bath. 'Dimplex' convection heater, ceramic tiled splash backs and shavers light.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a patio seating area looking onto the farm yard and parking area with views over farmland to the side. Further to the front is a large communal lawned area. Parking for two vehicles is included with the property.

TO THE REAR OF THE PROPERTY is a further communal lawned area with access to Yeldersley Lane and open countryside.

VIEWING: By appointment through Dove Property

