



Ashbourne Business Centre, Dig Street, Ashbourne,  
Derbyshire DE6 1GF Tel/Fax 01335 342936  
www.dovepropertymanagement.co.uk



**The Reading Room, Wetton, Ashbourne DE6 2AF**  
£595 per calendar month      Unfurnished      Deposit £700

### **GENERAL DESCRIPTION**

With many attractive features, this charming one bedroom, semi-detached stone-built cottage set in the village of Wetton, is surrounded by the glorious countryside of the Derbyshire Dales. A charming residence briefly comprising spacious Sitting Room with open fire, fully fitted Kitchen Diner with appliances, Utility Room, Boiler / Storage Room, luxury Downstairs Bathroom and Upstairs Cloaks.

Located adjacent to 14th Century St Margaret's Church and just a short walk to The Royal Oak public house, The Reading Room is minutes from stunning countryside and just a 20 minute drive to Ashbourne and major trunk roads. The Reading Room is majority double glazed with oil fired central heating and enjoys a gravelled rear Garden with small lawned area and outbuilding for storage to the rear. A tarmac area next to the Kitchen door of the property could provide a Parking space for one small vehicle.

Early Viewing Recommended

Council Tax Band TBC

EPC Band F (Pending Re-assessment)

## ACCOMMODATION

### GROUND FLOOR

ENTRANCE via hardwood entrance door with two glazed panels and arched single glazed window above into:

SITTING ROOM (14'6" x 14'3"), with solid oak flooring, oak beams and CO detector to ceiling. Room having three double glazed windows to front aspect and one to rear with three double wall light fittings and double panelled central heating radiator. Main feature of the room being a stone built fireplace with decorative tiled surround housing an open fire grate. White wood built-in 5 door storage cupboard with shelf and television lead, stairs to First Floor and door off to:



KITCHEN DINER (14'4" into cupboards x 10' max) with flagstone flooring, room appointed with a range of cream base and eye level storage units, with stained wood work surface over. White inset butler style sink with mixer tap over, built-in 'Hotpoint' electric oven with inset four-ring ceramic hob above. Built-in 'Hotpoint' refrigerator and washer drier and 'Tricity Bendix' slimline dishwasher. Room with impressive, beamed, vaulted ceiling with two 3-point hanging light fittings and painted stone internal wall. Double glazed window to side aspect, double panelled central heating radiator and wood double door storage unit. Hardwood external door giving access to tarmac front area and further hardwood external door to rear garden. Thermostat control panel and doors off to:



BOILER / STORAGE ROOM (4'9" x 4'), with grey 'Karndean' style laminate flooring, with ceiling light fitting, double glazed window to front aspect and wall-mounted 'Worcester' oil fired condensing boiler, and central heating control panel.

**DOWNSTAIRS BATHROOM**, having grey 'Karndean' style laminate flooring, recessed spotlights, extractor fan and double glazed velux window to ceiling. Double glazed window to rear aspect, heated towel rail, shavers point, room appointed with a white four-piece suite comprising low flush W.C, pedestal wash hand basin with mixer tap, bath with mixer tap and hand shower attachment, and walk-in double shower cubicle housing a chrome thermostatically controlled mains shower with rainforest head and hand attachment.



## **FIRST FLOOR**

**STAIRS**, being newly carpeted with balustrade leading up to a recess landing with three point light fitting, oak beams and smoke alarm to ceiling which opens into:

**BEDROOM** (14'5" red to 9'5" x 10'9" red 7'9"), newly carpeted with five-point light fitting, oak beams and double glazed velux window to ceiling, double panelled central heating radiator and door concealing built-in wardrobe. Door into:



**ENSUITE CLOAK ROOM** with recessed spotlights and extractor fan to ceiling, appointed with a white two piece suite comprising low flush W.C., and vanity wash hand basin. Shavers point, heated towel rail, room having grey 'Karndean' style laminate flooring

## **OUTSIDE**

**TO THE FRONT OF THE PROPERTY** is a small tarmac area leading to the Kitchen entrance door - this area potentially being suitable as a parking space for one small car.



TO THE REAR OF THE PROPERTY is an enclosed garden, predominantly gravelled with ample space for seating area under a mature tree. A small lawned area sits alongside this. To the far end of the garden is a stone built outbuilding offering storage facilities for the tenant. A dry stone wall being the rear boundary of The Reading Room screens off the church grounds. A wood gate (locked) leads through to the adjoining property, Ivy House.

**VIEWING: By appointment through Dove Property**