



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



**The Homestead, Church Lane, Kirk Langley, Derbyshire DE6 4NG**  
£1,600 per calendar month      Unfurnished      Deposit £1,745

### **GENERAL DESCRIPTION**

A stunning, four/five bedroom, character residence dating back to the 19th Century, set in beautiful countryside with excellent access to local amenities and major trunk roads. Briefly comprising Entrance Porch, fitted Kitchen, Utility Room, Dining Room, Downstairs Cloaks, Drawing Room, Study / Sitting Room, Cellar, four Double Bedrooms, Bedroom 5 / Dressing Room, Ensuite to Master and Family Bathroom.

With many character features this impressive country residence enjoys gas central and underfloor heating, spacious landscaped gardens, and parking for two vehicles.

Early Viewing Recommended

Council Tax Band F

EPC Band D

## ACCOMMODATION

### GROUND FLOOR

ENTRANCE via hardwood, glazed entrance door into:

PORCH (11'4" x 4'10"), with beige stone tiled flooring, having double glazed skylight and double glazed windows to rear aspect. Ceiling light fitment and loft access hatch, stable door with glazed panel to Kitchen and door off to:

DOWNSTAIRS CLOAKS with stone tiled flooring, appointed with a white two-piece suite comprising low flush W.C., and vanity wash hand basin. Glazed window to rear, tiled splash back, single panelled central heating radiator and loft access hatch.

KITCHEN (13'7" max x 8'10" max) with stone tiled flooring, room appointed with a range of white farmhouse style base and eye level storage units, four glass fronted with granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over, and tiled splash backs throughout. Black 'Codin' double range oven with five-ring gas hob and extractor fan hood above. Under-counter 'Bosch' dishwasher. Central island unit with white cupboards and solid wood work surface. Room having single glazed windows to rear and side aspects, two double panelled central heating radiators, PIR sensor and security alarm system panel. Recessed spotlights, two double point ceiling spotlight fitments and ceiling lantern. Telephone point, open archway to Dining Room and door off to:



UTILITY ROOM (12'2" x 6'3"), having terracotta tiled flooring with ceiling light fitment and single glazed window to side aspect. Low brick and stone built shelf, with freestanding 'AEG' washing machine, 'Electra' tumble drier and tall 'Bosch refrigerator'. Two single panelled central heating radiators.

DINING ROOM (15' x 14'), with stone tiled flooring continued, room having oak ceiling beams, ceiling light fitment and two double wall light fitments. Double glazed french doors to side patio, underfloor heating control panel, telephone and television points. Double panelled central heating radiator, oak shelving to recess and doors off to:



**DRAWING ROOM** (15'7" x 14'7"), carpeted with light fitment and coving to ceiling, three glazed sash windows to rear and side aspects and two central heating radiators. Main feature of the room being a black granite fireplace housing a gas fire with marble surround and mantel. Oak corner storage cupboard, and glazed french doors to rear patio

**ENTRANCE HALL**, carpeted oak beams to ceiling and two wall light fitments. Oak entrance door (not used). Central heating control panel, telephone point and central heating radiator. Stairs down to cellar and stairs up to first floor, with doors off to:

**STUDY / SITTING ROOM 2** (14'10" x 11'5"), carpeted with oak ceiling beams and two wall light fitments. Single glazed window to side aspect, double panelled central heating radiator and brick built fireplace. Oak shelves to recess and tall corner storage cabinet.



**CELLAR** (13'8" x 10'10") with steps down to main area with wall light fitments, windows to front and rear, gas boiler, and hot water tank.

## **FIRST FLOOR**

**LANDING** at top of carpeted stairs with original wood balustrade, having single glazed window to side aspect, oak ceiling and wall beams. Pendant light fitment, two wall light fitments, smoke alarm and thermostat control panel. Central heating radiator and stairs to second floor. Doors off to:

**PRINCIPLE BEDROOM** (15'1" x 14'6"), carpeted with oak ceiling beams, feature chimney breast and oak shelves to recess. Single glazed window to side aspect and double glazed french doors to rear balcony overlooking gardens and countryside to rear aspect. Three double wall light fitments, double panelled central heating radiator and door into:



DRESSING ROOM / BEDROOM 5 (15'7" max x 10'9" max), carpeted with single glazed windows to rear and side aspects, two pendant light fittings and one double wall light fitting. Double panelled central heating radiator, two pine door built-in wardrobes, internal door from landing and further door off to:

ENSUITE SHOWER ROOM, with ceramic tiled flooring, recessed spotlights to ceiling and wall light fitting. Room half tiled with double glazed skylight and two single panelled central heating radiators. Appointed with a three-piece suite comprising low flush W.C, pedestal wash hand basin and double shower cubicle housing a chrome thermostatically controlled mains shower.

BEDROOM 2 (14'10" x 11'6"), carpeted with oak ceiling beams, three double wall light fittings, double panelled central heating radiator and single glazed window to front aspect. Black, cast iron feature fireplace.



FAMILY BATHROOM having ceramic tiled floor, recessed spotlights, and single glazed window to front. Room appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin, and P-shaped bath with shower screen, with chrome thermostatically controlled mains shower over. Extractor fan, wall light fitting, room being half tiled.

## SECOND FLOOR

LANDING at top of carpeted stairs with original wood balustrade, having single glazed window to side aspect, oak ceiling and wall beams. Pendant light fitting, loft access hatch, smoke alarm and two double door built-in storage cupboards. Central heating radiator and doors off to:

BEDROOM 3 (15' max x 14'3"), carpeted with two double glazed sky light and single glazed window to rear aspect. Two pendant light fittings, oak ceiling beams and double panelled central heating radiator. Door concealing built-in closet and further door concealing eaves storage cupboard. Telephone and television points.

BEDROOM 4 (14'11" x 11'7"), carpeted with oak ceiling beams and pendant light fitting. Two double glazed skylights, single glazed window to front aspect, and double panelled central heating radiator.



## OUTSIDE

TO THE FRONT OF THE PROPERTY is a covered porch over the front entrance door (not used), with shrub filled borders surrounding the property and gravelled driveway extending to the right offering off road parking for two vehicles.



TO THE REAR OF THE PROPERTY is an attractive, terraced garden with patio seating area, split level lawns, shrub filled borders and mature trees. A wood storage shed is positioned on the far right of the rear garden.



TO THE SIDE OF THE PROPERTY is a further lawned area with shrub filled borders and second patio seating area.

A Service Charge is included in the rent to cover the cost of a Gardener and all Water Bills.

**VIEWING: By appointment through Dove Property**