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**Sycamore Farm, Milldale, Alstonefield, Staffs DE6 2GB**

£1,100 per calendar month      Unfurnished      Deposit £1,300

**GENERAL DESCRIPTION**

A stunning, three bedroom, detached stone-built cottage set in the heart of the Peak District with views over beautiful open countryside and The River Dove. A charming residence with many character features, briefly comprising Entrance Hall, good sized Lounge, fully fitted Kitchen, Dining Room, Study / Store Room, Utility Room, Downstairs Cloakroom, three double Bedrooms and Family Bathroom.

Occupying an enviable position within the hamlet, Sycamore Farm sits in extensive, landscaped gardens (a Gardener is included in the rent) with patio seating areas offering fantastic views, with stone-built-external store room, shed and private Driveway offering off road parking for numerous vehicles.

Double glazed throughout with oil fired central heating, this comfortable home, set over two levels is available to let from April 2016. Pets welcome, no smokers please.

Early Viewing Recommended

Council Tax Band F

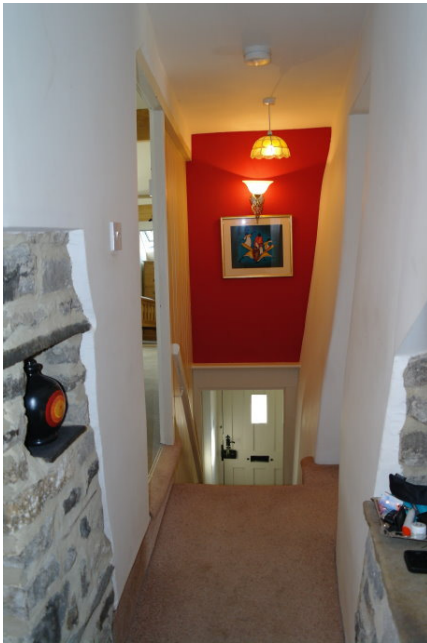
EPC Band C

## ACCOMMODATION

### GROUND FLOOR

ENTRANCE via hardwood entrance door with glazed, obscured panel into:

ENTRANCE HALL with ceiling light fitment, stairs to upper level, flagstone floor and doors off to:



LOUNGE (13'11" max x 13'7") with terracotta tiled flooring, having beamed ceiling, three-point ceiling light fitment and two matching double wall light fitments. Main feature of the room being a stone-built open fireplace with slate tiled hearth and slate mantle. Single panelled central heating radiator, and built-in shelving unit.



KITCHEN (13'7" max x 8'10" max) with flagstone flooring, room appointed with a range of pine effect base and eye level storage units, two glass fronted with granite effect laminate work surface over. White inset sink with drainer, vegetable bowl and mixer tap over, free-standing 'Hotpoint' double electric oven with four ring ceramic hob over and extractor hood above. Built-in 'Bosch' dishwasher, and under-counter Bosch refrigerator. Two four-point spotlight rails and beams to ceiling, telephone point, thermostat control and double glazed sash window to front aspect. Door off to:

DINING ROOM (12'1" x 10'1"), with ceramic tiled flooring, beamed ceiling and two double glazed sky lights. Room having oak lintels with double glazed window to side and double glazed french doors to patio front of the cottage. Two single panelled central heating radiators, three wall light fittings and further door into:



**STUDY / STORE ROOM** (6'11" x 6'9" plus door recess), having ceramic tiled flooring, two spotlights and beams to ceiling and oak stable door providing alternate access to front of the property. 'Bosch' freezer unit, double glazed sky light, single panelled central heating radiator and door off to:

**DOWNSTAIRS CLOAKS** with ceramic tiled flooring, appointed with a white two-piece suite comprising low flush W.C., and vanity wash hand basin. Spotlight to ceiling and extractor fan.

## **UPPER LEVEL**

**HALLWAY** at top of carpeted stairs with handrail following on to terracotta tiled flooring. Pendant light fitting, two smoke alarms and beams to ceiling, two wall light fittings and thermostat control. Single panelled central heating radiator, large three-door storage cupboard and two high loft storage cupboards. double glazed sky light and door off to:

**MASTER BEDROOM** (14'2" x 11'2"), carpeted with double glazed sash window to front aspect, three-point ceiling light fitting double glazed sky light. Double panelled central heating radiator, wood panelled double door and single door built-in wardrobes with hanging rail and shelf



**BEDROOM 2** (14'4" x 12'5" max), carpeted with double glazed window to side and double glazed french door to rear patio. Two single panelled central heating radiators, five point ceiling light fitment and beams to ceiling. Two wall light fitments, main feature of the room being a stone-built fireplace with tiled hearth and oak mantle, housing a cast iron wood burner. Sky point and feature internal window to hall.

**BEDROOM 3** (13'11" x 9'1"), carpeted with double glazed sash window to rear aspect and double glazed window to side, light fitment and beams to ceiling. Double panelled central heating radiator and Sky point.



**FAMILY BATHROOM** having terracotta tiled floor, recessed spotlight , four-point sapolight rail and beams to ceiling and appointed with a white four-piece suite comprising low flush W.C., pedestal wash hand basin, bath and corner shower cubicle with double glass doors housing a 'Mira' thermostatically controlled mains shower. Extractor fan, double glazed, obscured window to side, room having half wood panelled walls with tiled shower cubicle and chrome heated towel rail.

**UTILITY ROOM (7' x 5'1")** having terracotta tiled flooring and strip light to ceiling. Laminate work surface with 'Grant' oil fired boiler and 'LG' washing machine below, and 'Siemens' tumble drier above. Central heating control panel

## **OUTSIDE**

**TO THE FRONT OF THE PROPERTY** is a raised stone patio offering outstanding views over the River Dove and surrounding countryside. Gravelled to the front of the main entrance with steps to front entrance door and footpath to driveway. Also to the front is an attached, stone built store.



**TO THE SIDE OF THE PROPERTY** is a gravelled private drive providing off road parking for numerous vehicles and lean to wood store close to the main house.

**TO THE REAR OF THE PROPERTY** is an attractive, terraced garden with patio seating areas, raised borders and lawn, filled with mature shrubs and trees. A further upper level patio seating area offers particularly outstanding views over the local countryside. Wood storage shed to the rear, oil tank screened off to the side of the property.

A Gardener is included in the rent for Sycamore Farm.



**VIEWING: By appointment through Dove Property**