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The Old Shop, Hulme End, Buxton SK17 0EZ

£895 per calendar month Unfurnished Deposit £1,030

GENERAL DESCRIPTION

An immaculate, fully refurbished stone built, semi-detached cottage set in a quiet village location with marvellous views over the Derbyshire Dales. Sitting nearby the River Manifold, this former village shop has been fully redecorated with new central heating, electrics, kitchen, bathroom and flooring.

Briefly comprising Entrance Hall, two Reception Rooms, Kitchen, two/three double Bedrooms one previously used as a large Upstairs Sitting Room, and Family Bathroom.

With oil fired central heating and Double Glazed windows throughout, the Property enjoys a lawned Garden to three sides with a gated Private Drive offering off road Parking for up to three vehicles.

Council Tax Band C (TBC)

EPC Band E (pre-Refurb)

ACCOMMODATION

GROUND FLOOR

ENTRANCE via hardwood entrance door into:

ENTRANCE HALL, having laminate tiled flooring with recessed spotlights and beams to ceiling, stairs to First and doors off to:

SNUG / SITTING ROOM (12'9" x 11'11" max), having laminate tiled flooring with recessed spotlights, smoke alarm and beams to ceiling, and double glazed window to front aspect with wood window shutters. Double panelled central heating radiator, central heating control panel and stone built fireplace with oak mantel housing an electric, imitation burner. Wood panelled wall with door concealing understairs storage cupboard (with light and power), and glazed picture window into Reception Room 2. Further internal door into:



RECEPTION ROOM 2 (18' x 12'11"), being the original shop floor, having rubberised flooring with spotlight rails, smoke alarm and beams to ceiling, and two double glazed windows to front and side aspects. Two hardwood entrance doors, one with double glazed panel to front and rear, and double panelled central heating radiator. Large stone fireplace, and cubby hole with stainless steel sink, drainer and mixer tap, and laminate work surface.



KITCHEN (8'10" into cupboards x 6'9" into cupboards, plus door recess), having ceramic tiled flooring, with recessed spotlights, smoke alarm and beams to ceiling, and wood box concealing electric meter and consumer unit. Room newly fitted with a range of white farmhouse style base and eye level storage units with light oak effect laminate work surface over. White ceramic tiled splash back and inset stainless steel sink with drainer, and mixer tap over. Space, power and plumbing for cooker, washing machine, and under-counter fridge. Overhead, pull-out extractor hood and double glazed window to front aspect.



FIRST FLOOR

LANDING, at top of carpeted stairs with handrail, two pendant light fittings and smoke alarm to ceiling. Double glazed window to side, single panelled central heating radiator and doors off to:

LOUNGE / BEDROOM 3 (18' x 12'11"), carpeted with recessed spotlight and smoke alarm to ceiling, television and telephone points and Sky leads. Two double glazed windows to front and side aspects giving fabulous views over the local countryside. Ceramic tiled open fireplace (capped - unused) and two double panelled central heating radiators.



BEDROOM 1 (14'4" x 11'4"), carpeted with pendant light fitting, double panelled central heating radiator and double glazed window to rear aspect with views over countryside. Built-in pine double door wardrobe.



BEDROOM 2 (11'6" x 15' max), carpeted with pendant light fitment and loft access hatch to ceiling, with double panelled central heating radiator and double glazed window to front aspect with views over countryside.



FAMILY BATHROOM, newly fitted light oak effect cushioned flooring and recessed spotlights to ceiling. Appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with chrome mixer tap, shower screen and chrome mains thermostatically controlled shower over. Pine double door cupboard concealing newly fitted 'Worcester' oil fired boiler, hot water timer and shelves.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a hard standing area leading to the front entrance door and dry stone walled front garden extending to the left, predominantly laid to lawn. This garden extends:

TO THE LEFT SIDE OF THE PROPERTY whereupon a gated driveway gives access to the Property's parking area, offering off road parking for up to three vehicles. A patio extends behind this giving access to a small storage shed and much larger:



STORE ROOM (11'7" x 8'9") with power and light and shelving along the right internal wall.

TO THE RIGHT SIDE OF THE PROPERTY is a further patio area housing the oil tank for the house.