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Brown Top, Hillside Lane, Brassington, Ashbourne, Derbyshire DE4 4HL
£2,100 per calendar month Unfurnished Deposit £2,400

GENERAL DESCRIPTION

An impressive, bespoke-built Detached residence occupying an elevated position overlooking Brassington Village and the marvellous countryside of the Derbyshire Dales. Sat on a hillside behind the village church, this three-storey home has been thoughtfully constructed for ideal family living and to take advantage of the wonderful views the locality affords.

Briefly comprising large Entrance Hall to Ground Floor, Downstairs Cloaks, Study, 3 Double Bedrooms, Ensuite to Master, and Family Bathroom. To the Lower Ground Floor Dining Room with bi-fold doors to rear, Fully Fitted Kitchen with appliances, spacious Sitting Room with log burner, Utility Room, Cloaks, Store Room and Boiler Room. To the First Floor 2 further Double Bedrooms and good sized Games Room with Velux balcony.,

Ideally suited to a professional couple or family. Pets considered. Early viewing highly recommended.

Council Tax Band F

EPC Band B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under covered Porch through oak external entrance door into:

ENTRANCE HALL, with solid oak flooring and underfloor heating, recessed spotlights, PIR sensor and smoke alarm to ceiling, two underfloor heating control panels, two security alarm system panels and three double glazed windows to front and rear aspects. Inset entrance mat, stairs to Lower Ground and First Floors, and oak internal doors off to:



DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low flush W.C and vanity wash hand basin, latter having ceramic tiled splash back. Room having solid oak flooring, recessed spotlights and extractor fan with heated towel rail, coat rack and double glazed window to front aspect.

STUDY (11'2" x 7'11"), with solid oak flooring, telephone point, PIR sensor and recessed spotlights to ceiling and double glazed window to rear aspect.



BEDROOM 1 (13'5" x 12"), carpeted with pendant light fitting and PIR sensor to ceiling, two underfloor heating control panels, and double glazed windows to rear and side aspects with views over countryside. Two television points, built-in mirror front storage cupboard and door into:

ENSUITE SHOWER ROOM appointed with a white 3 piece suite comprising inset low flush W.C, floating wash hand basin and large, walk-in shower cubicle with glass sliding screen and wood floor panels housing a chrome thermostatically controlled mains shower with hand attachment and monsoon head. Recessed spotlights and extractor fan to ceiling, heated towel rail and double glazed window to side aspect, room having half and shower cubicle ceramic tiled walls and ceramic tiled floor.



BEDROOM 2 (13'3" x 12'), carpeted with double glazed window to rear aspect with views, PIR sensor and pendant light fitting to ceiling, and underfloor heating control panel

BEDROOM 3 (13'4" x 12'), carpeted with double glazed window to rear aspect, PIR sensor and pendant light fitting to ceiling, and underfloor heating control panel.



BATHROOM appointed with a white 4 piece suite comprising low flush W.C., floating wash hand basin, bath with mixer tap and hand shower attachment and shower cubicle with glass door housing a chrome thermostatically controlled mains shower with hand attachment and monsoon head. Room being half tiled with full tiling to shower, with ceramic tiled flooring, recessed spotlights and extractor fan to ceiling, and heated towel rail. Shavers point and double glazed, obscured window to side.

LOWER GROUND FLOOR:

Down carpeted stairs with oak and glass balustrade into:

DINING ROOM (20'2" x 12'11"), having stone tiled flooring with underfloor heating, recessed spotlights, smoke alarm, PIR sensor and smoke alarm to ceiling. Double glazed bi-fold patio doors to rear garden, underfloor heating control panel, open arch to Kitchen and doors off to:

LOUNGE (19'3" x 13'3"), with solid oak flooring, recessed spotlights, PIR sensor and CO detector to ceiling, and double glazed windows to rear and side aspects with views over countryside. Television, telephone, and Sky points, and underfloor heating control panel, main feature of the room being a large stone-built fireplace with mantle and hearth housing a black cast iron wood burner.



STORE ROOM (9'7" x 7'5"), with stone tiled flooring, underfloor heating control panel, light fitment to ceiling, shelving units and door into:

BOILER ROOM (9'5" x 7'6"), with strip light housing a 'Panasonic' air source heating system with water tank and electrics consumer unit.

KITCHEN (19'2" into cupboards x 13'2" into cupboards), with stone tiled flooring continues from Dining Room, room fitted with a range of cream shaker style base and eye level storage units, two glass fronted, with heat alarm and recessed spotlights to ceiling. Ceramic tiled splash backs throughout, solid granite kitchen work surfaces and inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Twin 'Neff'; single electric fan ovens, inset black glass 'Neff' 4-ring induction range hob, overhead 'Neff'; extractor hood and built-in 'Gorenje' dishwasher. Built-in tall 'Gorenje' and 'Montpellier' fridge and freezer units and large oak central storage island with granite work surface with three metal / ceramic light fitments over. Double glazed window to rear aspect, telephone point and door into:



UTILITY ROOM (L-Shaped 13'3" max x 10'5" max), with stone tiled flooring continued, recessed spotlights, loft access hatch, PIR sensor and extractor fan to ceiling and double glazed window to rear aspect. Room fitted with a range of white shaker style base level storage units with granite effect laminate work surface over and inset stainless steel sink with mixer tap. 'Ebac' washing machine and 'Statesman' tumble drier, security alarm system panel, inset entrance mat and solid oak entrance door to rear. Door into:



DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low flush W.C and vanity wash hand basin, latter having ceramic tiled splash back. Room having stone tiled flooring, recessed spotlights and extractor fan with heated towel rail, and double glazed, obscured window to side.

FIRST FLOOR:

LANDING at top of carpeted stairs with oak / glass balustrade, recessed spotlights, smoke alarm and circular skylight to ceiling and built-in double door storage cupboard. Doors off to:

BEDROOM 4 (16'4" x 13'4"), carpeted with pendant light fitting and two double glazed velux windows to ceiling, double glazed window to front aspect, underfloor heating control panel and four eaves storage cupboards.

GAMES ROOM (13'4" x 12'3" plus door and balcony recesses), carpeted with recessed spotlights and smoke alarm to ceiling, two underfloor heating control panels and television point. Triple double glazed velux windows to rear aspect with integrated pop-up balcony and doors off to:



ENSUITE BATHROOM, with recessed spotlights and extractor fan to ceiling, two double glazed velux windows to rear aspect with views over countryside and two double glazed windows to side aspect. Room half and full tiled shower walls, appointed with a white four-piece suite comprising low flush W.C., floating wash hand basin with chrome mixer tap, bath with chrome mixer tap and hand shower attachment and walk-in shower cubicle with glass screen housing a mains thermostatically controlled shower. Heated towel rail, and shavers point.



BEDROOM 5 (13'4" x 13'3"), carpeted with underfloor heating control panel, pendant light fitting to ceiling, double glazed window to front aspect and two double glazed velux windows to rear aspect. Four eaves storage cupboards.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a sloping tarmac drive leading to a gravelled parking area for up to four vehicles. Leading further to detached Garage with double doors and open carriage barn bay, both with power and light. Entrance door centre to the main building and steps left:

TO THE LEFT SIDE OF THE PROPERTY, which lead down past a wood storage shed, log store, small lawned area, shrub filled borders and the Utility entrance door.



TO THE REAR OF THE PROPERTY is a large landscaped rear garden with large paved, raised seating area with pergola, substantial lawned areas, footpaths, mature trees and shrub filled borders.



OUTSIDE must be viewed to be appreciated. Gardener included in the rent.

VIEWING: By appointment through Dove Property