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Rose Barn, Derby Lane, Shirley, Ashbourne DE6 3AT
£1,050 per calendar month Unfurnished Deposit £1,210

GENERAL DESCRIPTION

A stunning, three bedroom, detached cottage set in the much sought after village of Shirley, just 10 minutes drive to Ashbourne. A charming residence with character features, briefly comprising Entrance Hall, two good sized Reception Rooms, fully fitted Kitchen with appliances, Utility Area, Downstairs Shower Room, two double Bedrooms to First Floor, a further double Bedroom / Study to Ground Floor, Ensuite Shower Room to Master and Family Bathroom.

Located within easy walking distance of the excellent Saracens Head country public house, Rose Barn enjoys a lawned perimeter roadside to the rear with flagstone and block paved Parking and patio area to the rear. A range of sheds, both brick built and wood offer storage facilities along with a greenhouse and covered well, with an attractive lawned Garden further to the rear.

One pet considered, no sharers, or smokers please.

Early Viewing Recommended.

Council Tax Band E

EPC Band D

ACCOMMODATION

GROUND FLOOR

ENTRANCE from rear of the property under covered oak-built portico through hardwood, double glazed entrance door into:

KITCHEN (15'2" into cupboards x 11'11" into cupboards), split into Kitchen and Utility areas, with black marble effect tiled flooring with underfloor heating, beamed ceiling and two wired ceiling spotlight rails. Double glazed window to rear aspect, room fitted with a range of oak effect base and eye level storage units with granite work surfaces over. Utility area having inset stainless steel sink with mixer tap over and built-in 'Bosch' washing machine. Kitchen having inset white ceramic butler-style sink with mixer tap over, built-in 'Brandt' slimline dishwasher, microwave and tall 'Beko' fridge freezer unit. Freestanding stainless steel 'Rangemaster Professional' range with two ovens, grill and 5-ring gas hob, with stainless steel / glass chimney extractor hood above. Open archway through to:



DINING ROOM (15'5" x 14'), with black marble effect tiled flooring with underfloor heating continued, with recessed spotlights and smoke alarm to ceiling and double glazed window to rear aspect. Ceramic wall downlighters opposite bare brick wall, television point and open thoroughfare through to:



ENTRANCE HALL with tiled flooring continued, stairs to First Floor with small understairs storage cupboard, pendant light fitting to ceiling, double glazed window to rear aspect and secondary hardwood entrance door. Doors off to:

INNER HALL with pendant light fitting to ceiling, coat rack, cream ceramic tiled flooring and doors off to:

BOILER CUPBOARD with tiled flooring continued, pendant light fitting to ceiling, 'Worcester Greenstar HE' oil fired boiler and central heating control panel.

DOWNSTAIRS SHOWER ROOM, with ceramic tiled flooring continued, light fitment and extractor fan to ceiling and double glazed, obscured window to side. Room appointed with a white 3-piece suite comprising low flush W.C., vanity wash hand basin with tiled splash back, and tiled shower cubicle with glass concertina door housing a chrome thermostatically controlled mains shower.



BEDROOM 3 / STUDY (10'1" x 8'7" plus recess), having oak effect laminate flooring with oak beam and pendant light fitting to ceiling. Double glazed window to front aspect and double doors concealing built-in wardrobe / shelving unit.

SITTING ROOM (16'4" max x 14'11" max), with oak effect laminate flooring, pendant light fitment to ceiling and CO detector. Double glazed window to side aspect and double glazed french doors to rear. Underfloor heating control panel, television point, Sky leads and free-standing black cast iron log burner on a flagstone hearth.



FIRST FLOOR

LANDING at top of carpeted stairs with mezzanine balustrade, having recessed spotlights, oak beam and two double glazed velux windows to ceiling and doors off to:

MASTER BEDROOM (15'5" into wardrobes x 10'5"), carpeted with pendant light fitment and oak beams to ceiling with two wall light fitments. Double glazed window to side aspect with shutters, single panelled central heating radiator, television and telephone points. Built-in wood double door wardrobe with two storage cupboards and further door concealing walk-in wardrobe area and further internal door through to loft storage space. Door off to:



ENSUITE SHOWER ROOM with light fitting, oak beams and extractor fan to ceiling, double glazed velux window, backlit mirror and shavers point. Room appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin with 4 door storage cupboard under, and quadrant shower cubicle with glass sliding doors housing a chrome thermostatically controlled mains shower with seat and massage jets. Room part tiled with oak effect laminate flooring.

BEDROOM 2 (15'4" x 11'10"), carpeted with pendant light fitting, oak beams and loft access hatch to ceiling. Double glazed window to side aspect, single panelled central heating radiator, television point and built-in four-door wardrobe.



FAMILY BATHROOM having cream ceramic tiled flooring, appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin with double door cupboard and drawers under, and roll top bath with chrome mixer tap and hand shower attachment. Room with door concealing hot water tank and immersion heater, heated towel rail, and backlit mirror.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a block paved and flagstone parking and patio seating area with covered farm well which leads through to an attractive, walled, lawned rear garden with shrub filled borders. Between the two areas are a brick-built outbuilding with stable door, a wood storage shed and greenhouse.

TO THE SIDE OF THE PROPERTY through a wood gate from the rear is the oil tank for the property and plastic log store.



TO THE REAR OF THE PROPERTY, which is roadside is a lawned bank. To the right side of which is a shared driveway which leads through secure pedestrian and vehicular gates to the rear.

VIEWING: By appointment through Dove Property