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[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**The Old Sunday School, Wetton Ashbourne DE6 2AF**  
£1,050 per calendar month      Unfurnished      Deposit £1,200

### **GENERAL DESCRIPTION**

Dating back to 1870, this spacious semi-detached residence sits in the heart of the Peak District in the small village of Wetton, just 20 minutes drive to Ashbourne. A charming residence with many character features, briefly comprising Entrance Hall, Open Plan Lounge Kitchen Diner, four Double Bedrooms, Bathroom and two Shower Rooms.

With private driveway for up to four vehicles, good sized patio seating area and landscaped Rear Garden with views over farmland, the property, adjacent to The Old Chapel offer spacious accomodation in an idyllic village setting with the local public house within 100 metres, all close to glorious open countryside.

Early viewing recommended.

EPC Band TBC

Council Tax Band TBC

## **ACCOMMODATION**

### **GROUND FLOOR:**

ENTRANCE via heavy oak arched entrance door into::

ENTRANCE HALL with recessed spotlights, smoke alarms and exposed beams to ceiling, two double glazed, arched windows to front and side aspects and polished floorboards throughout. Two single panelled central heating radiators, consumer unit, door concealing electrics and stairs to first floor. Door concealing understairs storage cupboard with washing machine plumbed in. Doors off to:

BEDROOM 4 (11'5" max x 9'8"), with polished floorboards continued with 3-point light fitment, smoke alarm and coving to ceiling, and two double glazed windows to front and side aspects. Double panelled central heating radiator.



SHOWER ROOM, with polished floorboards, appointed with a white three piece suite comprising low flush W.C., pedestal wash hand basin and quadrant shower cubicle with glass sliding doors housing a chrome thermostatically controlled mains shower with standard and rainforest heads. 3-point spotlight fitments and extractor to ceiling, heated towel rail, ceramic tiled shower walls and splash back and wall mounted medicine cabinet.

BEDROOM 3 (13'4" x 9'8"), with polished floorboards with 3-point light fitment and coving to ceiling, single panelled central heating radiator and double glazed window to rear aspect.





SHOWER ROOM 2, with polished floorboards, appointed with a white three piece suite comprising low flush W.C., pedestal wash hand basin and double shower cubicle with glass sliding door housing a chrome thermostatically controlled mains shower with standard and rainforest heads. Three-point spotlight fitments and extractor to ceiling, chrome heated towel rail, ceramic tiled shower walls and splash.

BEDROOM 2 (11'4" x 8'10" plus recess), with polished floorboards with 3-point light fitment and coving to ceiling, single panelled central heating radiator and double glazed window to rear aspect. Door off to:

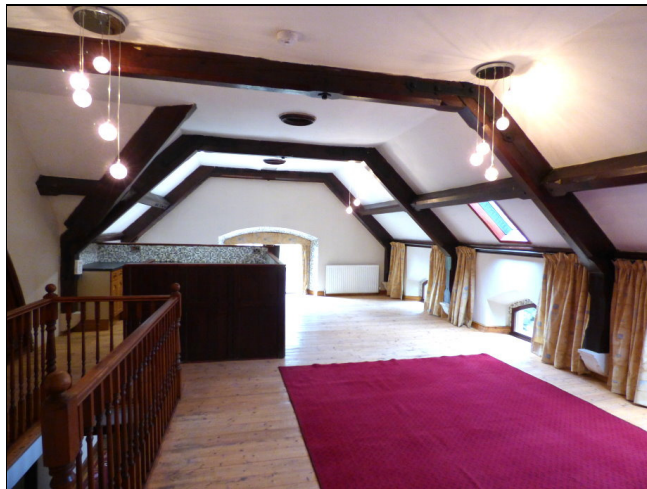


BOILER ROOM with light fitment and smoke alarm to ceiling, double glazed window to rear aspect, room having ceramic tiled walls and flooring. 'Grant' oil fired boiler, central heating control panel and hot water system

## **FIRST FLOOR:**

STAIRS with open balustrade up to:

OPEN PLAN LOUNGE KITCHEN DINER (29'7" x 20'8"), with well defined Lounge and Kitchen & Diner areas, Kitchen centrally positioned with balustrade overlooking Entrance Hall and polished floorboards throughout.



LOUNGE & DINING areas having exposed oak beams, three 5-point hanging globe light fitments, two double glazed velux windows to side aspect with views over the local countryside, and four double glazed, low level windows to front and side aspects. Three double panelled central heating radiators and television point.



KITCHEN located in central island area, fitted with a range of oak effect bas level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over, free-standing black 'Beko' cooker with double ovens and 4-ring ceramic hob. Space and plumbing for dishwasher and fridge freezer.



Doors off to:

BEDROOM 1 (13'9" max x 9'10" max), with polished floorboards with light fitment and smoke alarm to ceiling, and double panelled central heating radiator. Double glazed velux window to side aspect and three double glazed, arched windows to side and rear aspects. Telephone point.





**BATHROOM** with polished floorboards, ceramic tiled walls, and beams to ceiling. 4-point ceiling spotlight rail, heated towel rail, room appointed with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin and bath with chrome mixer tap and hand shower attachment to bracket. Shavers point



## **OUTSIDE:**

**TO THE FRONT OF THE PROPERTY** is a gravelled private driveway for up to four vehicles that then leads to a gravelled front seating area through a wrought iron gate and fence. With dry stone wall boundaries, the property has a further footpath to the side of the house and steps up to:



**TO THE REAR OF THE PROPERTY** is a landscaped rear garden with dry stone wall boundaries, lawn and shrub filled borders and mature trees affording direct views over farmland and the local countryside.



**VIEWING: By appointment through Dove Property**