

**DETACHED TWO/THREE BED DWELLING IN SOUGHT AFTER RURAL  
LOCATION**

**MOUNT PLEASANT FARM COTTAGE  
SNELSTON  
DE6 2DJ**



**PRICE: O/O £325,000**

Occupying a rural yet convenient situation and providing scope for  
alteration and extension

## DESCRIPTION

The property is delightfully situated just outside the Snelston Conservation Area enjoying outlooks over a woodland area to the rear and agricultural land to the front. Snelston itself is convenient for the facilities of Ashbourne and within easy reach of the City of Derby and other centres of employment.

Briefly comprising good sized kitchen, living room, dining room or ground floor bedroom, and bathroom at ground floor with two double bedrooms at first floor the property also provides scope for alteration or extension (subject to any necessary consents) to a new owners taste and should be viewed without delay.

## ACCOMMODATION

A wooden front entrance door with glazed pane leads to

**Entrance Hall** with wood effect flooring, under stairs storage and storage cupboards, radiator, electrical points, smoke detector and ceiling light point.

**Dining Room/Ground Floor Bedroom** 3.18m x 2.73m [10'5" x 8'11"] having fully fitted carpet, wooden framed window to front, radiator, electrical points and ceiling light point.



**Bathroom** 2.37m x 2.37m [7'9" x 7'9"] having fitments in white comprising panelled bath with glass shower screen and Triton shower over, low flush wc and pedestal wash hand basin. Tiled flooring, two wooden framed windows to two aspects, radiator and ceiling light point.



**Living Room** 3.96m x 4.06m [13' x 13'4"] having fitted carpet, two wooden framed windows to two aspect, stone fireplace with open grate, radiator, electrical

points, phone point, aerial point and ceiling light point.



**Kitchen** 4.97m x 2.92m [16'4" x 9'7"] benefiting from a range of wooden base units with matching wall cupboards, inset drainless steel sink and drainer unit with mixer and space and plumbing for an automatic washing machine. Oil fired boiler, radiator, storage cupboards, electrical points and two ceiling light points. Tiled floor, part tiled walls, two wooden framed windows to two aspects and side entrance door.



Stairs to first floor landing with fitted carpet, storage cupboards and ceiling point.

**Bedroom One** 2.773m x 4.15m [9'11" x 13'7"] maximum measurements, with fitted carpet, upvc double glazed window, integrated storage, radiator, electrical points and ceiling light.



**Bedroom Two** 3.76m x 3.32m [12'4" x 10'11"] maximum measurements, with fitted carpet, upvc double glazed window to one aspect, integrated storage, radiator, electrical points and ceiling light.





### OUTSIDE

The plot provides ample space for off road parking for multiple vehicles, a flagged patio area and good sized lawn.

The detached **garage** is of good size and is currently partitioned in the middle with power and lighting and two access points.



### FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

### SERVICES

It is understood that mains water, electricity and drainage are connected.

The property is connected to mains water which is supplied via a sub metered supply with the sub meter being situated in the woodland area to the rear of the bungalow. Consequently, the water charges are paid via the current owner of Mount Pleasant Farm Cottage who also owns adjoining properties.

### PRIVATE LANE TO PROPERTY

Mount Pleasant Farm Cottage has right of way over a private lane to access the property. A 15% maintenance charge is payable to the current owner in order to keep the lane in good repair as and when required.

### TENURE

The property is understood to be held freehold but interested parties should note that this information has

not been checked and that they should seek verification from their own solicitor.

### COUNCIL TAX

For Council Tax purposes the property is in band C.

### EPC RATING band F

### VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

### DIRECTIONS

From Ashbourne town centre leave in a southerly direction along the main A515 Sudbury/Lichfield road. Continue to the village of Clifton and turn right into the village proceeding past the Cock Inn public house and through the other side. Bear first left signposted Snelston onto Sprinkswood Lane and the property will be found on the lefthand side marked by our for sale board.



Ref: FTA2278

