

**MOST CHARMING AND CHARACTERFUL COTTAGE PROPERTY IN
RURAL LOCATION WITH LARGE GARDEN**

**14 WALLASH
MAYFIELD
DE6 2JZ**



**PRICE: O/A
£160,000**

Offering spacious
and extended,
two-bedroomed
accommodation



DESCRIPTION

Occupying a semi-rural location with open fields to the rear over which the property enjoys extensive views this spacious, charming and characterful cottage, which benefits from gas fired central heating and sealed unit double glazing is considered to be an ideal purchase for the discerning professional couple or young family seeking an easily managed and comfortable home.

Briefly comprising beamed sitting room, extended fitted dining kitchen, two bedrooms and contemporary bathroom the property has the added advantage of a very large rear garden.

An early viewing is considered essential.

ACCOMMODATION

A UPVC sealed unit double glazed and panelled front door leads to



Sitting Room 15'8" x 12' [4.77m x 3.66m] having staircase off to first floor level and heavily beamed ceiling. Upvc sealed unit double glazed window to the front and central heating radiator with radiator cover. Feature polished marble fireplace with Adam style surround and fitted decorative fuel effect gas fire. There are shelved arched alcoves to each side of the fireplace.



Extended Breakfast Kitchen being 'T' shaped and having maximum overall measurements of 17'2" x 15'7" [5.23m x 4.75m] (measured to the underside of the staircase) with terracotta tiled floor, part pine boarded ceiling and double panel and single central heating radiators. The kitchen is fitted with a comprehensive range of units in limed oak providing base cupboards and wall cupboards with beech work surfaces and appliance space beneath having plumbing for automatic washing machine and also for a dishwasher. Fitted deep glazed Belfast sink with pillar mixer tap. There are complementary and

matching corner shelf units and a small pane glazed display wall cupboard. Oven housing with fitted Beko double oven with cupboards above and below and there is a Stoves four-burner gas hob with extractor hood over. Complementary ceramic wall tiling. Inset ceiling spot lights, upvc sealed unit double glazed window and double opening French doors leading to and overlooking the rear garden.



Boiler/Utility Room 5' x 3'7" [1.52m x 1.09m] with double glazed window, inset ceiling spot lights and wall mounted gas fired Potterton boiler for domestic hot water and central heating. This room is approached from the kitchen by a pine, small pane glazed and panelled stable style door.

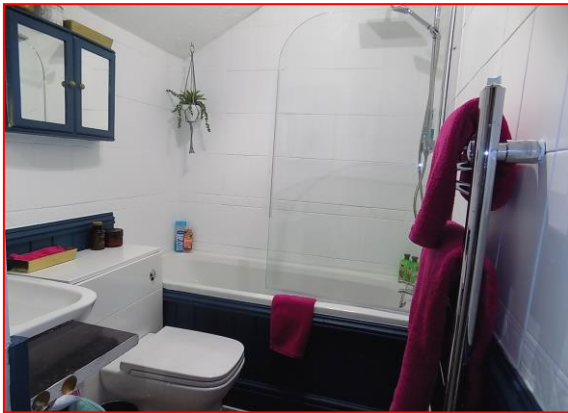
Staircase off to first floor level having landing with single panel central heating radiator.



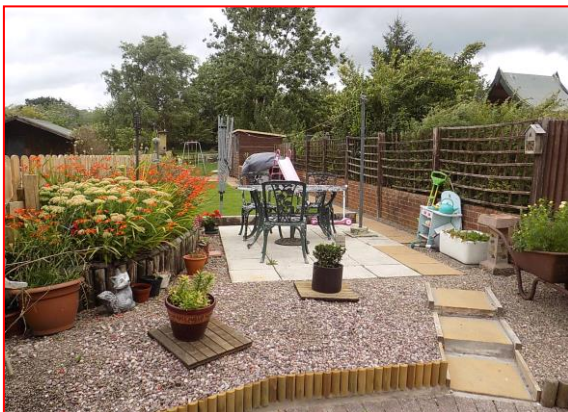
Bedroom One (front double) 13'10" x 12' [4.22m x 3.66] with stripped pine floor, upvc sealed unit double glazed window and beamed ceiling. Two double panel central heating radiators and two double opening panelled and glazed doored wardrobe cupboards fitted to each side of the chimney breast. There is a further tall double opening cupboard with folding, sliding door, fitted shelves and cupboards above and beneath.



Bedroom Two (rear) 14' [4.27m] maximum x 7'3" [2.21m] maximum having single panel central heating radiator and upvc sealed unit double glazed window which overlooks the rear garden and to glorious open countryside beyond.



Bathroom having fitments in white comprising panelled bath with over bath mains control shower and glazed shower screen door, low flush wc and wash hand basin set into vanity unit with double opening cupboards beneath. Part ceramic tiled walls, part painted dado panelled walls to match the bath panelling. Towel rail radiator.



OUTSIDE

The property occupies a prominent main road position and has the benefit of a very spacious and long rear garden which is laid primarily to lawn but features a block paved slabbed patio terrace with gravel bed and raised, planted flower bed. There is a further paved patio terrace upon which stands two useful timber garden sheds one of which has electric light and power connected. There is a further area of garden beyond this again laid primarily to lawn with fuel bunker etc. The rear garden adjoins and overlooks open agricultural land over which it enjoys extensive views.

SERVICES

It is understood that all mains services are connected.

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.

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 East Staffordshire band B.

EPC RATING band D.

VIEWING

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

DIRECTIONS

From Ashbourne town centre leave in a westerly direction. On entering Mayfield proceed over Hanging Bridge and turn left signposted Ellastone and Uttoxeter. Proceed for about half a mile and the property will be found on the right marked by our for sale board.

NB Prospective purchasers should note that the vendor of this property is related to a member of staff at the Fidler Taylor Ashbourne office.



Ref: FTA2353

Ground Floor



First Floor

