

**A BEAUTIFUL STONE BUILT PERIOD COTTAGE IN DELIGHTFUL RURAL
LOCATION**

**SPRING COTTAGE
5 PICCADILLY LANE
UPPER MAYFIELD
DE6 2HP**



PRICE: O/A £250,000

**Well appointed and presented charming and characterful
country home**

DESCRIPTION

Considered ideal for occupation by the professional couple or those looking to downsize towards an active retirement this lovely two bedroom cottage property would also, it is considered, make an excellent holiday home or weekend retreat.

The gas centrally heated and double glazed accommodation retains many of its original charming characters and features whilst having been modernised and upgraded to accommodate the requirements of modern day living.

Briefly comprising spacious sitting room, well fitted breakfast kitchen and rear porch there are two bedrooms and super bathroom. Outside the property has the benefit of a good sized but easily managed terraced rear garden.

The cottage enjoys a delightful location with stunning and far reaching views towards the valley of the River Dove and the countryside beyond. It is within easy reach of the amenities of the village of Mayfield as well as the shops and facilities of the market town of Ashbourne.

Early internal viewing is essential.

ACCOMMODATION

A hardwood small pane glazed and panelled front door leads to

Open Plan Entrance Vestibule with staircase off to first floor level and opening to



Sitting Room 16'1" x 11'4" (4.90m x 3.45m) (measured to the staircase) with heavily beamed ceiling and sealed unit double glazed hardwood windows to front and rear. Single panel and double panel central heating radiators, three wall light points. A particular focal feature of the room is the recessed rustic brick fireplace with tiled hearth and fitted Clear View log burner stove. Useful under stairs storage cupboard.



Dining Kitchen 15'6" x 7'2" (4.72m x 2.18m) with Travertine floor, beamed ceiling and hardwood sealed unit double

glazed windows to both front and rear. The kitchen is fitted with a good range of high quality units providing base cupboards and wall cupboards with drawer bank and matching tall, shelved larder cupboard.

Extensive Corian work surface with moulded sink unit and drainer, pillar tap, tiled splashbacks. Appliance space with plumbing for automatic washing machine. Ceramic tiled recess with raised plinth and heavy timber lintel suitable for the accommodation of a Range cooker which currently contains a solid fuel Rayburn Range which may be available subject to separate negotiation.

Rear Lobby approx. 7' x 4'3" (2.13 x 1.29) with ceramic tiled floor to match the kitchen, beamed ceiling and hardwood sealed unit double glazed exterior door to the rear. In built coat and shoe cupboard with fitted shelves and folding sliding pine panelled door, further in built storage or larder cupboard currently housing the refrigerator, freezer and having original pine panelled door.

Staircase to First Floor Level with landing having steps down to inner landing and in built eaves storage and boiler cupboard housing the wall mounted gas fired boiler for domestic hot water and central heating having fitted coat pegs.



Bedroom One a double aspect double bedroom 16'4" x 10'10" (4.98m x 3.30m) maximum but with partially restricted head height and having hardwood sealed unit double glazed windows to both front and rear and heavily beamed ceiling. Range of in built bedroom furniture providing double opening hanging wardrobe cupboard and drawers, there is also a useful over stairs storage cupboard. Double panel central heating radiator.

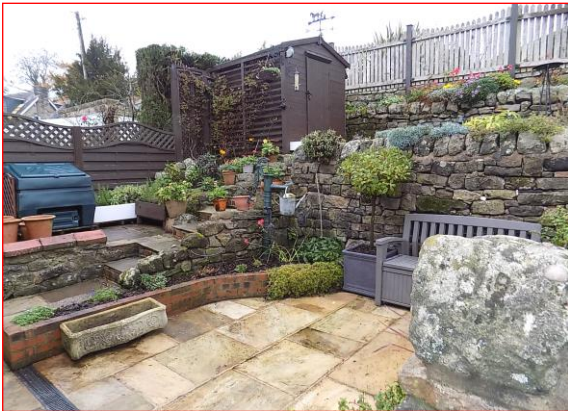


Bedroom Two (front) 8' x 7'2" (2.44m x 2.18m) with hardwood sealed unit double glazed dormer style window and single panel central heating radiator.

Interested parties should note that both bedrooms enjoy truly superb and far reaching rural views over the valley of the River Dove and the rolling countryside beyond.



Bathroom having been beautifully refitted in good quality contemporary fittings in white comprising panelled bath with over bath mains control shower, wash hand basin with mixer tap and drawers beneath. Low flush wc. Sealed unit double glazed Velux roof light, beamed ceiling and towel rail radiator. There is a most useful in built shelved tall cupboard.



OUTSIDE

The cottage stands behind a shallow planted and paved forecourt area with outside cold water tap.

To the rear there is a most delightful spacious terraced rear garden with secluded stone paved patio having flanking planted bed with stone flagged steps to a further small paved area to the side leading to the upper level with vegetable patch, greenhouse and most useful timber garden shed.



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 band B.

EPC RATING band D.

VIEWING

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

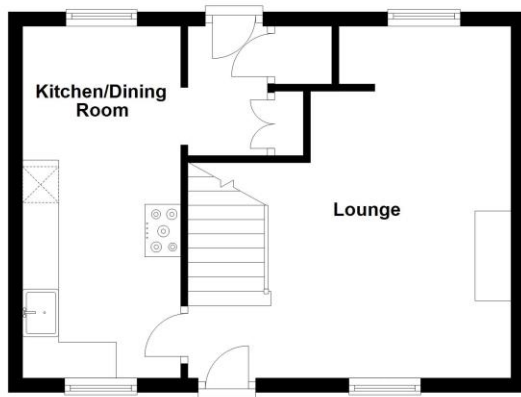
DIRECTIONS

From Ashbourne town centre leave in a westerly direction along the main A52 Mayfield Road. Proceed towards the village of Mayfield, continue over Hanging Bridge and proceed up Swinscoe Hill. Turn left into Hollow Lane, continue over the small crossroads with Gallows Tree Lane and into Piccadilly Lane and the cottage will be noted on the right hand side.

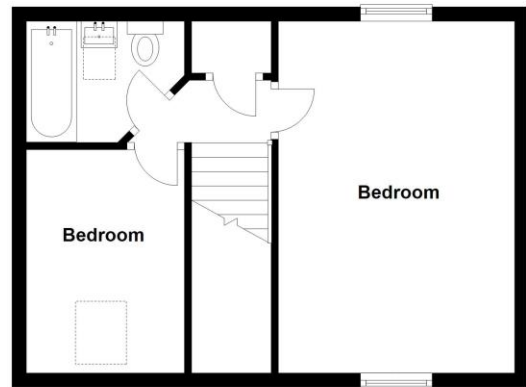
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Ground Floor
Approx. 33.3 sq. metres



First Floor
Approx. 27.3 sq. metres



Total area: approx. 60.6 sq. metres

5 Piccadilly Lane, Upper Mayfield, Nr Ashbourne, Derbyshire, DE6 2HP

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.