



**1 CHURCH LANE
SHIRLEY
DE6 3AS**

PRICE: OFFERS OVER £350,000





1 CHURCH LANE, SHIRLEY, DE6 3AS

An absolutely charming and characterful, Grade II Listed, country cottage located within a conservation area within the heart of the desirable village of Shirley.

The property has been extensively and sympathetically restored to an exceptionally high standard, by the current owner, over recent years. Carefully retaining many fine original features which are complemented by the comforts of modern day living. The extensive refurbishment programme includes: a new central heating boiler and radiators, re-wiring, re-roofing of the kitchen, damp proofing and timber treatment, re-plastering with Heritage lime plaster with bullnosed corners, Hardwood double glazing to most of the windows, solid oak internal doors, new modern fitted kitchen and new bathroom suite.

The accommodation briefly comprises: dining room with exposed ceiling beams and feature brick fireplace; sitting room again with exposed ceiling beams and feature brick fireplace with wood burning stove; boot room; fitted kitchen; two double bedrooms and bathroom. There is a pleasant enclosed rear garden enjoying a good degree of privacy.

Situated within this picturesque village, surrounded by delightful countryside with footpaths from the doorstep, whilst remaining within easy access of the market town of Ashbourne and city of Derby.

One not to be missed!

ACCOMMODATION

A timber front entrance door opens into the

Dining Room 3.63m x 3.96m [11'11" x 13'] having a heavily beamed ceiling and feature brick fireplace. Front aspect hardwood double glazed window, radiator and stone tile flooring. Staircase leading to the first floor. Solid oak door opening into the sitting room and further solid oak door opening into an inner lobby.

Sitting Room 4.48m x 3.93m [14'9" x 12'11"] having exposed ceiling beams, feature brick fireplace with inset wood burning stove standing on a stone hearth. Front and rear aspect hardwood double glazed windows and radiator.

Inner Lobby having a continuation of the stone tile flooring. A solid oak door opens into an understairs storage cupboard, an opening leads into the boot room and a further opening leads into the kitchen.

Boot Room 2.48m x 0.9m [8'2" x 3'] again having a continuation of the stone tile flooring. Radiator and wall mounted coat hooks.

Kitchen 4.53m x 1.97m [14'10" x 6'6"] comprising a modern range of base units and drawers with integrated Beko dishwasher and Hoover washing machine. Worcester oil fired central heating boiler concealed within one of the base units with larder cupboard above. Solid wood work surface with inset Belfast sink. Belling range style cooker (available by separate negotiation) with five ring hob, warming plate, two ovens, grill and warming drawer with Belling extractor hood above. A timber rear entrance door opens into the rear garden.

First Floor Landing with access to the roof space. Radiator and rear aspect window overlooking the garden. Solid oak doors lead to the bedrooms and bathroom.

Bedroom One 4.5m x 3.93m [14'9" x 12'11"] having a hardwood double glazed front aspect window and radiator.

Bedroom Two 4.08m x 2.39m [13'5" x 7'10"] having recessed ceiling spotlighting, front aspect hardwood double glazed window, radiator and feature brick fireplace.

Bathroom comprising bath with central mixer tap and mains control shower over. Wash hand basin with vanity unit below and shaver point within the unit. Low flush wc. Partially tiled walls. Recessed ceiling spotlighting. Two rear aspect windows and heated towel rail.

OUTSIDE

There is a pretty gravelled fore garden with well stocked border and beautiful Wisteria. Gated access to the side leads to the rear of the property where there is a generous sized, largely paved garden, for ease of maintenance, with well stocked borders and timber shed. The garden is enclosed by boundary fencing and hedging.

SERVICES

It is understood that mains electric, water and drainage are connected. Oil Fired Central Heating.

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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING E**VIEWING**

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

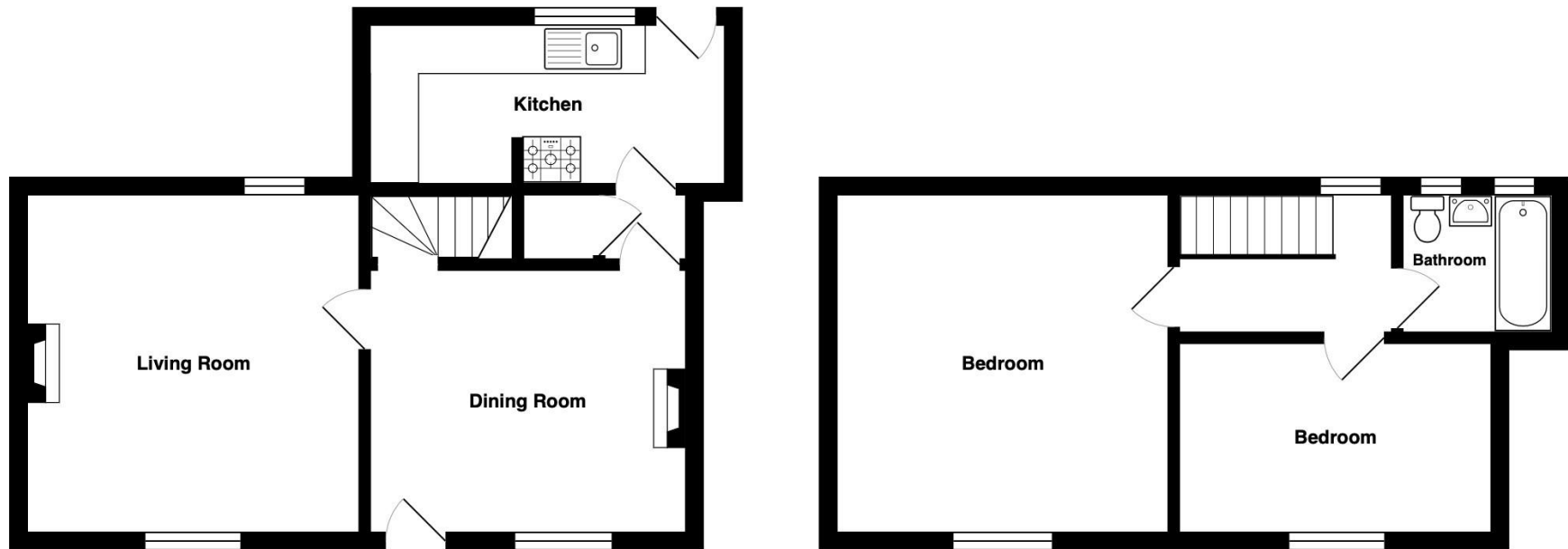
Ref FTA2673







1, Church Lane, Shirley, DE6 3AS



Total Area: 82.5 m² ... 888 ft²

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

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.

