



**BOWLING ALLEY COTTAGE  
BOWLING ALLEY LANE  
MARSTON MONTGOMERY  
DE6 2FE**

**PRICE: £695,000**









## BOWLING ALLEY COTTAGE, BOWLING ALLEY LANE, MARSTON MONTGOMERY, DE6 2FE

A substantial link detached country residence occupying a rural setting on the outskirts of the sought after village of Marston Montgomery. Standing on an extensive plot extending to approximately just over an acre, with south facing gardens adjoining open countryside, orchard with various fruit trees and vegetable gardens together with useful garaging/outbuildings and extensive parking, ideal for those requiring hardstanding for caravans, campervans and/or boats.

Originally a small cottage the property has been substantially extended over the years and now provides extremely flexible five bedroomed accommodation. The property briefly comprises an entrance hall, three reception rooms, dining kitchen and ground floor bathroom. On the first floor there are five bedrooms along with a family bathroom.

This versatile property is likely to suit a wide variety of buyers, ideal for the family purchasers or the accommodation could easily be split for those looking to accommodate dependant relatives. There is the flexibility to accommodate a home office and it is also ideal for those who run their own business with ample parking and garaging/outbuildings to accommodate vehicles and equipment. The plot also offers the opportunity for those wanting to keep chickens and or small animals and generally indulge in the good life.

Marston Montgomery has a village pub, village hall and primary school. Occupying a rural location yet within a short drive of the A50, the towns of Uttoxeter, Ashbourne, Burton upon Trent and the City of Derby. JCB world headquarters are also only a short commute away.

### ACCOMMODATION

A partially double-glazed front entrance door opens into the

**Entrance Hall** 3.29m x 1.54m (12'9" x 5'1") having wooden flooring, staircase leading to the first floor with understairs storage cupboard and radiator. Doors lead to the sitting room, dining room and bathroom.

**Sitting Room** 5.27m x 3.65m (17'3" x 11'11") having a side aspect double glazed window, radiator and feature fireplace with brick insert and inset wood burning stove. French doors open into the

**Living Room** 6.83m x 3.58m (22'5" x 11'9") having a coved ceiling, exposed floorboards, dual aspect double glazed windows overlooking the gardens, two radiators and UPVC double glazed French doors opening onto the patio.

**Dining Room** 4.04m x 3.53m (13'3" x 11'7") having a front aspect double glazed window, radiator, wooden flooring and feature fireplace with wooden surround, tiled hearth and inset wood burning stove. A door gives internal access to the garage and a further door leads into the

**Dining Kitchen** 8.40m x 3.53m (27'6" x 11'7") comprising a bespoke range of wall and base units and drawers with larder cupboard, display cabinet and shelving, integrated Neff oven and warming drawer, space for a fridge/freezer and microwave, space and plumbing for a dishwasher, Stoves range-style cooker with five ring gas hob, warming plate and electric double oven, with Rangemaster extractor hood over. Wooden work surfaces with inset ceramic one and a half bowl sink and drainer unit, complementary tiled splashback, tiled flooring, radiator, triple aspect UPVC double glazed windows, stable door leading onto the patio and a partly glazed side entrance

door opening into the

**Porch** 2.46m x 1.45m (8'1" x 4'6") having a tiled floor, side aspect UPVC double glazed window and UPVC double glazed side entrance door.

**Bathroom** comprising bath with mains control shower over, tiled surround and glazed shower screen, low flush WC, wash hand basin with vanity unit below and tiled splashback. Double glazed window, radiator, heated towel rail and tiled flooring.

**First Floor Landing** with access to the roof space and doors leading to the bedrooms and bathroom.

**Bedroom One** 6.85m x 3.55m (22'5" x 11'7") having dual aspect double glazed windows overlooking the gardens and enjoying views of the surrounding open countryside.



There is a fitted dressing area comprising wardrobes providing hanging and shelving. There are also three radiators.

**Family Bathroom** 2.63m x 1.87m (8'7" x 6'1") comprising bath with shower attachment to the taps, low flush WC, pedestal wash hand basin with tiled splashback, heated towel rail, double glazed window, access to the roof space and cylinder/airing cupboard.

**Bedroom Two** 3.65m x 3.34m (11'11" x 10'11") having a side aspect double glazed window and radiator.

**Bedroom Three** 4.88m x 3.53m (16' x 11'7") having dual aspect UPVC double glazed windows, radiator and access to the roof space.

**Bedroom Four** 3.38m x 2.23m (12'6" x 7'4") having a side aspect UPVC double glazed window and radiator.

**Bedroom Five** 3.55m x 2.30m (11'7" x 7'6") having a front aspect double glazed window and radiator.

### OUTSIDE

Standing on a substantial plot extending to approximately just over an acre. There is a patio area with access from the living room and dining kitchen providing a pleasant seating area ideal for alfresco dining and barbecuing. There are formal gardens laid to lawn with well stocked borders and ornamental trees extending to the side of the property where there is a hot tub and home office/summer house. The garden borders open countryside.

Beyond the formal garden there are vegetable gardens and an orchard with various fruit trees, timber garden sheds and a greenhouse. There is access to the far end of the gardens via a field gate from the lane.

There is a driveway providing parking and access to the **Integral Garage** 5.31m x 3.87m (17'5" x 12'8") with double opening doors, light and power, plumbing for a washing

machine, access to the roof space, double glazed window and door leading to the rear garden.

On the opposite side of the lane there is a further area of land with extensive hardstanding ideal for caravans, campervans, boats and/or work vehicles. There is a large open garage/store, timber workshop with power, lighting and water, a further shed, polytunnel and further enclosed garden land with access onto the lane.

### SERVICES

It is understood that mains electric and water are connected. Oil fired central heating. A new FujiClean 8 person sewage treatment system has been installed.

### 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 E.

### EPC RATING D

### VIEWING

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

### WHAT3WORDS

buckets.announced.soggy

Ref FTA2700



























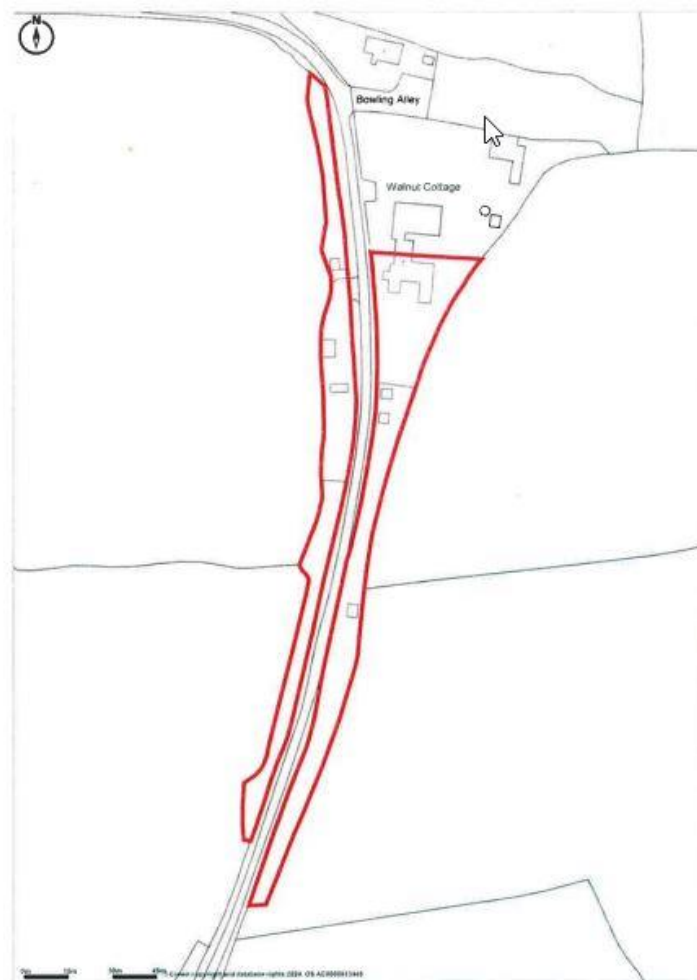
GROUND FLOOR  
1350 sq.ft. (125.4 sq.m.) approx.



1ST FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.











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*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.*

