



**VELVET HOUSE, 1 CHURCH VIEW, MAYFIELD, DE6 2JJ**

**PRICE: O/A £299,000**

## DESCRIPTION

Enjoying a delightful rural location with far reaching countryside views this detached family home provides surprisingly spacious and well appointed three bedroom accommodation.

This cottage style property has the benefit of ample car standing space together with a useful garage and private enclosed primarily lawned garden with patio.

Considered ideal for occupation by the growing family the property is well placed for ready access to the village facilities and the market town of Ashbourne about 2 miles away.

## ACCOMMODATION

Wide upvc sealed unit double glazed sliding patio doors lead to

**Extended Sitting Room** 6.92m x 3.35m (22'9" x 11') having corniced ceiling with inset ceiling spot lights, four upvc sealed unit double glazed side windows and two single panel central heating radiators. A particular feature of the room is the rustic brick faced fireplace and chimney breast with stone hearth and fitted Stovax cast iron log burner stove. Door off to

**Double Aspect Dining Kitchen** 6.14m x 2.6m (20'2" x 8'7") having double opening upvc sealed unit double glazed French doors to the garden and upvc sealed unit double glazed window to the rear. The kitchen area is fitted with a good range of units and providing inset 1.5 bowl single drainer sink unit with mixer tap, base cupboards and wall cupboards and drawer bank. Oak work surfaces with appliance space and hot and cold plumbing for automatic washing machine and ceramic tiled splashbacks. Cooke & Lewis ceramic four burner electric hob and oven housing with electric oven and grill. Oak effect laminate floor. Door off to

**Walk in Understairs Storage or Pantry Cupboard** with upvc sealed unit obscured double glazed window, fitted shelves. Oak effect laminate floor to match the kitchen.

**Rear Porch & Utility Area** 3.42m x 1.1m (11'3" x 3'7") having stone flag floor, fitted base cupboard with oak work surface over and flanking shelved tall cupboard housing the wall mounted Valiant gas fired boiler for domestic hot water and central heating. Upvc sealed unit double glazed door to the exterior rear.

**Inner Lobby** with connecting door to the kitchen, oak effect laminate floor and upvc sealed unit double glazed window.

Staircase to first floor level having upvc sealed unit double glazed window, sealed unit double glazed Velux roof light and central heating radiator.

**Landing** with inner landing off.





**Bedroom One (front double)** 3.66m x 3.14m (12' x 10'4) with hardwood effect laminate floor, double panel central heating radiator, inset ceiling spot lights and sealed unit double glazed window to the front enjoying delightful and extensive countryside views towards the village Church and the River Dove and beyond.

**Bedroom Two (rear)** 3.8m x 2.95m (12'6" x 9'8") with sealed unit double glazed window to the side, single panel central heating radiator and in built cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater, fitted slatted shelves.

**Bedroom Three (front)** 2.3m x 2.14m (7'7" x 7') plus deep door recess with inset ceiling spot lights, single panel central heating radiator and sealed unit double glazed window again having superb rural aspect views beyond the garden over open agricultural land across the Dove valley.

**Bathroom** having been refitted with a contemporary three piece suite in white comprising claw foot bath with over bath mains control shower and glazed shower screen, wash hand basin set into vanity unit with marble top and fitted cupboards and drawers beneath. Low flush wc. Upvc sealed unit double glazed window, part fully ceramic tiled walls, ceramic tiled floor and towel rail radiator.

#### OUTSIDE

The property is approached via a shared private driveway which leads to ample gravelled car standing space and a detached block built garage with electric light and power supply connected. Pedestrian side access door and half storage loft. To the rear of the garage is a most useful timber garden shed.

Immediately to the front of the house is a fully enclosed private, primarily lawned garden, with wide patio terrace and side bin storage area. There is a gated access to the parking area and garage. A side pedestrian walkway leads to the rear of the property and the kitchen door.

#### 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.

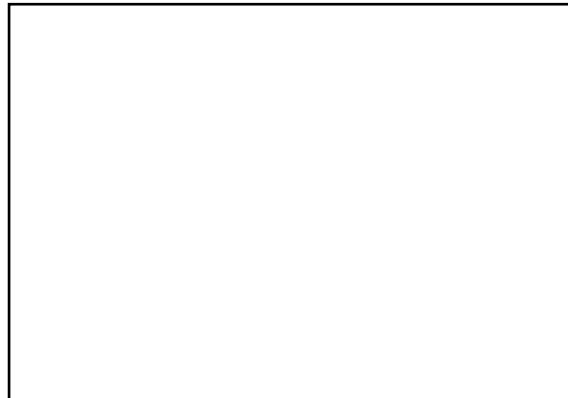
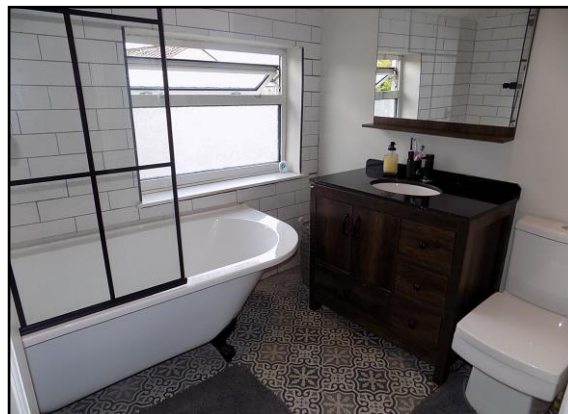
#### TENURE

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

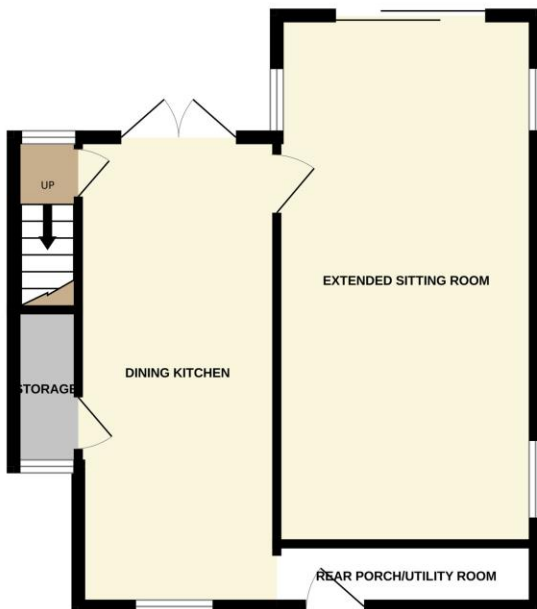
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## WHAT3WORDS

Overpower.mermaids.zooms

Ref FTA2779

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.