

SUPERBLY EXTENDED SEMI DETACHED CHARACTER COTTAGE

**THE COTTAGE
WYASTON
ASHBOURNE
DE6 2DR**



PRICE: O/A £379,500

Occupying delightful village location convenient for
Ashbourne

DESCRIPTION

Delightfully situated within the popular and sought after village of Wyaston and surrounded by beautiful countryside this spacious three bedroom cottage offers well appointed flexible three bedroom accommodation which benefits from propane gas fired central heating and sealed unit double glazing throughout.

Whilst the original cottage retains many of its period character features the superb later rear extension provides fantastic white and bright contemporary living/dining space with fitted kitchen area underfloor heating.

Outside there are very spacious landscaped garden grounds with large car parking and turning area, garage, lawns and patio terrace.

Ideal for family occupation the property would also suit the professional couple or for use as a holiday home or weekend retreat.

Early viewing is essential.

ACCOMMODATION

An oak effect panelled pvc front door leads to

Entrance Porch with upvc sealed unit double glazed window, fitted coat pegs and courtesy light. Pine panelled entrance door to

Reception Hall 13'4" x 6'4" (4.06m x 1.93m) with upvc sealed unit double glazed small pane window to the side. Double panel central heating radiator and staircase off to first floor level. Electric underfloor heating. Under stairs storage/cloaks cupboard.



Front Sitting Room 12'8" x 11'9" (3.86m x 3.58m) having oak floor, small pane sealed unit double glazed window to the front and double panel central heating radiator. Series of inset ceiling spotlights and superb original cast iron fire surround with tiled cheeks, slate tiled hearth and fitted cast iron log burner room heater stove. To each side of the fireplace are fitted pine shelves.



Formal Dining Room, Second Sitting Room or Study 13' x 10' (3.96m x 3.05m) having oak floor, inset ceiling spotlights and double panel central heating radiator. Upvc sealed unit double glazed double opening French doors to inner courtyard. Superb full height exposed rustic brick fireplace and chimney breast with slate tiled hearth and fitted cast iron room heater log burner stove.

Folding sliding pine panelled door opens to

Walk In Cloaks/Storage Cupboard with fitted shelf, hanging rail and window.



Open Plan Dining Kitchen 20' (6.10m) maximum x 13'3" (4.04m) accessed from the reception hall via an open plan linking walkway with ceramic tiled floor and sealed unit double glazed windows to each side.

The dining kitchen also has ceramic tiled floor with underfloor heating. This superb room is open to the ridge and features exposed roof timbers with contemporary lighting and sealed unit double glazed roof light. At one end the shape of the room is reflected by a full height upvc sealed unit double glazed window which incorporates double opening French doors to the side. There is a further similar shaped window overlooking the rear garden with flanking sealed unit double glazed door. Featuring a good range of fitted units in cream providing base cupboards and wall cupboards, drawer bank and ample round edge work surfaces with inset single drainer stainless steel 1.5 bowl sink unit with mixer tap and appliance space beneath with integrated dishwasher. Ceramic tiled splashbacks. Rangemaster Classic 90 stove cooker with propane gas, five burner hob electric oven and gas oven. Rangemaster extractor hood over. Included in the kitchen is a heavy painted pine dresser base with fitted drawers and marble preparation top together with a further chest of storage drawers. Further upvc sealed unit double glazed window overlooking the inner courtyard garden.



Utility/Boiler Room having wall mounted propane gas fired boiler for domestic hot water and central heating, fitted round edge work surface with appliance space beneath having plumbing for automatic washing machine. Door off to



Ground Floor Shower Room having ceramic tiled floor with underfloor heating and three piece suite in white comprising low flush wc, wash hand basin set into vanity unit with cupboard beneath and quadrant shower with glazed sliding shower screen doors and mains shower control. Full height ceramic tiling with half height ceramic tiling to the remainder of the room. Chrome towel rail style radiator. Upvc sealed unit double glazed window.

Staircase to first floor level having landing with oak laminate floor and upvc sealed unit double glazed window.



Bedroom One (rear) 13'2" x 9'7" (4.01m x 2.92m) with oak effect laminate floor, double panel central heating radiator and upvc sealed unit double glazed small pane window. Range of in-built pine bedroom furniture comprising double and single opening wardrobes with cupboards above and further single wardrobe with hanging rail and cupboard over. Dressing table unit with fitted drawers. Feature ornate original cast iron fireplace with slate tiled hearth.



Bedroom Two (front double) 12'7" x 8'6" (3.83m x 2.59m) with oak effect laminate floor, sealed unit double glazed small pane window and double panel central heating radiator. Ornate original cast iron fire surround with slate tiled hearth, in built double opening pine wardrobe cupboard with open shelves to one side.

Bedroom Three (side single) 9'8" x 5'6" (2.95m x 1.68m) extending to 7'2" (2.18m). Having oak effect laminate floor, double panel central heating radiator and sealed unit double glazed small pane window overlooking the garden. Over stairs in built shelved storage cupboard.



Bathroom having ceramic stone effect tiled floor with electric underfloor heating featuring a contemporary suite in white comprising panelled bath with mixer tap and shower handset. Low flush wc and wash hand basin set into vanity unit with double opening cupboards beneath. Part ceramic stone effect tiled walls and chrome towel rail style radiator. Inset ceiling spotlights and sealed unit double glazed Velux roof light.



OUTSIDE

The property occupies a spacious wide fronted plot with a primarily tarmacadam forecourt area providing extensive car standing and turning space. There is a gravelled front garden with planted borders and beds.

The driveway leads to the detached sectional concrete garage with up and over door, electric light and power connected and side pedestrian door.

A pair of double opening timber gates lead from the parking area via a wide Chinese slate paved pathway to the side and rear gardens which are laid primarily to lawn with planted beds and borders featuring flowers, shrubs, trees and bushes. Trellis rose pergola, useful timber garden shed and extensive Indian stone paved patio terrace. Outside cold water tap. Further store/freezer room with power supply.

The garden enjoys a very high degree of privacy and seclusion as it adjoins and overlooks mature woodland immediately to the rear.

SERVICES

It is understood that all water and electricity are connected. Drainage is to a private tank system.



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 although certain white goods may be available subject to separate negotiation. 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 C.

EPC RATING D

VIEWING

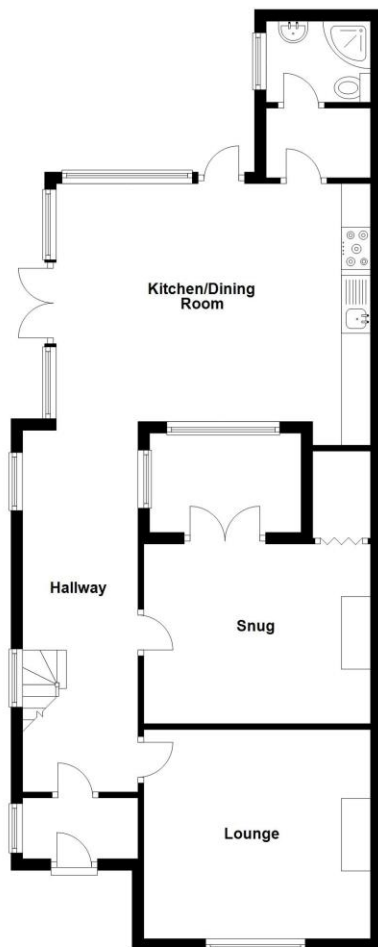
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave in a southerly direction along the A515 Sudbury Lichfield road, proceed past the village of Clifton and continue to the top of Collycroft Hill. Take the first turning on the left signposted Wyaston and Ednaston, continue along and at The Shire House public house turn right into the village of Wyaston. Continue on the main road through the village and the cottage will be noted on the left hand side marked by our for sale board

Ref: FTA2376

Ground Floor
Approx. 71.3 sq. metres



First Floor
Approx. 33.9 sq. metres



Total area: approx. 105.2 sq. metres
The Cottage, Wyaston, Nr Ashbourne, Derbyshire, DE6 2DR

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.