

**A DELIGHTFUL TWO/THREE BEDROOM GRADE II LISTED DETACHED  
BARN CONVERSION**

**1 OLD HALL COTTAGES  
UPPER MAYFIELD  
DE6 2HP**



**PRICE: OFFERS AROUND £290,000**

Occupying an enviable rural location yet within a few minutes drive of  
Ashbourne town centre  
Ideal for the professional couple, young family, active retiree's or as a second  
home/holiday let

## DESCRIPTION

A delightful detached Grade II Listed barn conversion offering flexible and characterful three bedroom accommodation in a most delightful location enjoying truly outstanding views.

The property has gas central heating, double glazing and comprises entrance hall, spacious sitting/dining room, fitted kitchen, reception room/bedroom/home office and shower room. On the first floor there are two further bedrooms along with a family bathroom.

Externally there is a patio garden immediately to the front of the property along with an extensive gravelled parking area.

## ACCOMMODATION

A partly double glazed front entrance door opens into the

**Entrance Hall** with staircase leading to the first floor, radiator and under stairs storage cupboard. Doors lead to the kitchen, sitting room and ground floor bedroom.

**Sitting Room** 6.47m x 4.36m [21'2" x 14'4"] with front and rear aspect double glazed windows, rear entrance partly glazed door, ceiling beam, feature stone fireplace with wooden mantel, stone hearth and open fire grate.



**Kitchen** 3.66m x 2.31m [12' x 7'7"] comprising a range of wall and base kitchen units and drawers, gas cooker point, plumbing for a washing machine and dishwasher along with space for appliances. Work surface with inset stainless steel sink and drainer unit and tiled splash back. Wall mounted Ideal gas central heating boiler, radiator, serving hatch to the sitting room, rear aspect double glazed window and partly glazed rear entrance door.

## Reception Room/Bedroom/Home Office

3.84m x 2.52m [12'7" x 8'3"] with rear and side aspect double glazed windows and radiator. A door opens into the



**Shower Room** comprising shower cubicle with electric shower, low flush wc, pedestal wash hand basin, front aspect double glazed window and radiator.

**First Floor Landing** with inbuilt storage cupboard.



**Bedroom Two** 4.97m x 4.43m [16'4" X 14'6"] overall measurements with restricted head height. Having a Velux window, side aspect double glazed window and radiator.

**Bedroom Three** 4.37m x 3.72m [14'4" x 12'2"] overall measurements with restricted head height. Having a Velux window, side aspect double glazed window and radiator.

**Family Bathroom** comprising panelled bath with tiled surround, wash hand basin with vanity unit below, low flush wc., Velux window and radiator.



## OUTSIDE

The property is approached via a gravel driveway, which provides access to the three barn conversions within the courtyard, where 1 Old Hall Cottages has an extensive gravelled parking area and a planted flower bed. Immediately to the front of the property there is a paved patio garden.



## 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 D.

## EPC RATING C

## VIEWING

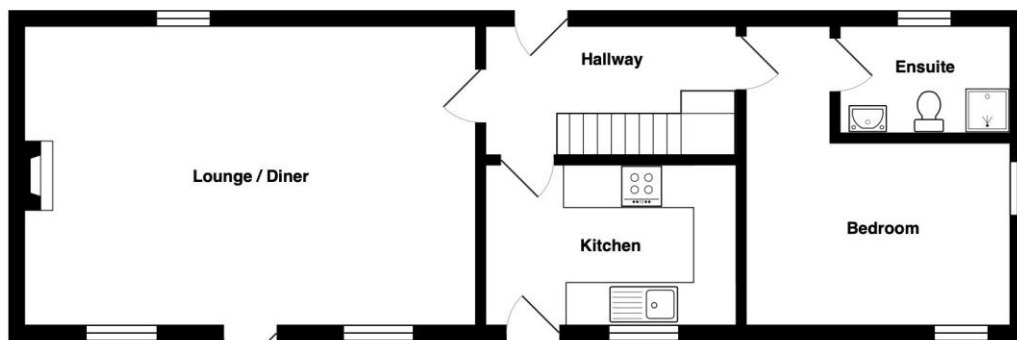
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

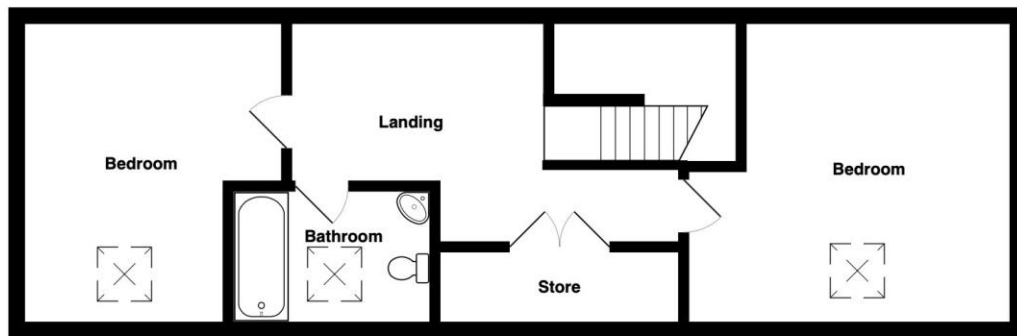
From Ashbourne town centre leave in a westerly direction along the main A52 Ashbourne to Leek road, passing the turning for Mayfield village and proceeding up the hill. After about a third of a mile turn left into Hollow Lane and then proceed straight over the small crossroads into Piccadilly Lane where the property is located on the left hand side marked by our for sale board.

Ref: FTA2425

1 Old Hall Cottages, Piccadilly Lane, Upper Mayfield, DE6 2HP



Ground Floor



First Floor

Total Area: 122.2 m<sup>2</sup> ... 1316 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.