

**AN EXCELLENT FOUR DOUBLE BEDROOM DETACHED RESIDENCE
STANDING ON A LARGE PLOT**

**LIMETREE COTTAGE
CHURCH LANE
CHURCH MAYFIELD
DE6 2JR**



PRICE: OFFERS AROUND £575,000

**Occupying a desirable village location backing onto open
countryside**

DESCRIPTION

Situated within the delightful semi rural village of Church Mayfield this modern detached residence offers substantial four bedroom family accommodation standing on an extensive plot.

The property was built in 1996 and has gas central heating and upvc double glazing. The accommodation is well designed and proportioned briefly comprising entrance hallway, cloakroom, study/office, dining kitchen, utility room, dining room with French doors opening onto a decked seating area taking full advantage of the open views at the rear. There is also a dual aspect sitting room to the ground floor. On the first floor there are four double bedrooms along with ensuite shower room to the master bedroom and there is a large family bathroom.

Externally there are extensive gardens surrounding the property with tarmac driveway and attached garaging.

ACCOMMODATION

A partially double glazed front entrance door opens into the

Entrance Hall having coved ceiling, two radiators, staircase leading to the first floor and doors lead to the cloakroom, study/office, dining kitchen, dining room and sitting room.



Cloakroom comprising a low flush wc, wash hand basin with vanity unit below and tiled splash back. Manrose extractor fan and radiator.



Study/Office 2.73m x 2.59m [9' x 8'6"] having a upvc double glazed window and radiator.

Dining Kitchen 4.33m x 4.06m [14'3" x 13'4"] comprising a comprehensive range of wall and base units and drawers with integrated fridge/freezer, Bosch dishwasher, electric double oven and four ring gas hob with extractor hood above. Display shelving, work surface with inset one and a half bowl sink and drainer unit and tiled splash back. Coved ceiling, radiator, tiled flooring and upvc double glazed windows to the side and rear overlooking the rear garden and open countryside beyond. A door leads into the



Utility Room 3.06m x 1.83m [10' x 6'] comprising base units and drawers, work surface with inset stainless steel sink and drainer unit, tiled splash back, plumbing for washing machine and space for three appliances. Radiator, tiled flooring and upvc double glazed door to exterior.



Dining Room 4.77m x 3.76m [15'8" x 12'4"] having a coved ceiling, radiator, feature fireplace with marble hearth and inset coal effect gas fire. Upvc double glazed French doors with full height flanking windows opening onto a rear decked seating area.



Sitting Room 6.32m x 3.62m [20'9" x 11'11"] having coved ceiling, two radiators, feature fireplace with carved oak surround, tiled inset and open grate. Upvc double glazed windows to the front and rear.



First Floor Landing with Velux window, coved ceiling, front aspect upvc double glazed window and inbuilt cupboards providing storage.



Bedroom One 4.72m x 3.78m [15'6" x 12'5"] with radiator, side and rear aspect upvc double glazed windows overlooking the surrounding countryside. A door leads to the

En Suite Shower Room 2.47m x 2.4m [8'1" x 7'11"] comprising shower cubicle with Triton electric shower, pedestal wash hand basin, low flush wc. Side aspect upvc double glazed window and radiator.

Bedroom Two 3.86m x 3.63m [12'8" x 11'11"] having a coved ceiling, loft access, radiator and side and rear aspect upvc double glazed windows.



Bedroom Three 4.15m x 3.78m [13'7" x 12'5"] maximum measurements. Having a coved ceiling, rear aspect upvc double glazed window again with views over the surrounding countryside. Radiator and fitted triple wardrobe providing hanging and shelving space.



Bedroom Four 3.62m x 2.36m [11'10" x 7'9"] having coved ceiling, radiator and upvc double glazed window with views out towards the church and countryside beyond.

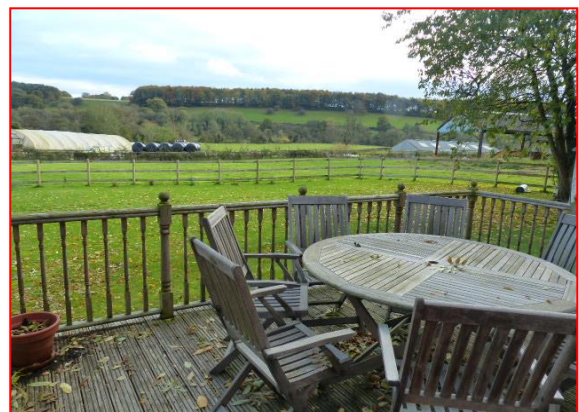
Family Bathroom 4.33m x 2.73m [14'2" x 8'11"] comprising bath, sink unit with vanity unit below, low flush wc, Velux window, radiator and inbuilt storage cupboards across one wall also housing the hot water cylinder.



OUTSIDE

The property fronts onto Church Lane and overlooks the church. Approached by a tarmac driveway providing ample parking and turning space along with access to the attached

Garage 5.77m x 2.94m [18'11" x 9'8"] with up and over door and having loft access, front aspect upvc double glazed window and housing the gas central heating boiler.



The front garden is enclosed by hedging with lawn extending to the side of the property where there is a paved patio providing a pleasant seating area. Also to the side is a dog run which is enclosed by timber fencing. The gardens open out to the rear where there is an extensive lawn, mature trees and being enclosed by post and rail fencing. The garden also enjoys the benefit of a **Summer House** approx. 10' x 8' [3.05m x 2.44m]



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 G.

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 westerly direction along the A52 Leek road. After crossing over Hanging Bridge at Mayfield turn immediately left and proceed along and turn left again into Conygree Lane. Continue to the bottom following the road round to the right into Church Lane and the property is located on the left hand side, opposite the Church, noted by our For Sale board.

Ref: FTA2456

GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2109 sq.ft. (195.9 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.