

**A CHARMING TWO BEDROOM SEMI DETACHED CHARACTER COTTAGE**

**ASHLEE COTTAGE  
GALLOWSTREE LANE  
MAYFIELD  
DE6 2HJ**



**PRICE: OFFERS AROUND £190,000**

Occupying a pleasant and convenient location 'tucked away'  
from the road.

**VIEWING RECOMMENDED**

## DESCRIPTION

This most delightfully appointed and presented semi-detached cottage property enjoys an enviable 'tucked away' and secluded location whilst still being conveniently placed for ready access to both the village facilities in Mayfield and also the wider range of amenities in Ashbourne.

The property has upvc double glazing and an air source heat pump central heating system. The accommodation is delightfully presented throughout and briefly comprises spacious well fitted 'L' shaped dining kitchen, delightful sitting room with beamed ceiling, two bedrooms and spacious bathroom. Outside there is a pleasant patio terrace with further garden area off and also an enclosed "secret" courtyard.

Considered likely to be of particular interest to the discerning professional couple or as a holiday home, the property is well worthy of an internal inspection.

## ACCOMMODATION

A upvc sealed unit double glazed entrance door leads to



**Spacious Dining Kitchen** 12' x 12'4" [3.66m x 3.76m] and 7' x 5'5" [2.13m x 1.65m] being very comprehensively fitted with a good range of kitchen units providing base cupboards and wall cupboards, two drawer banks and further double set of pan drawers. Ample round edge work surfaces with ceramic tiled splash backs and appliance space beneath having plumbing for automatic washing machine and electric cooker point with brushed stainless steel splash back and extractor hood. There is a shelved larder cupboard, tall broom cupboard and two upvc sealed unit double glazed windows. The kitchen ceiling is most attractively beamed whilst the

floor has a stone flag finish. Double panel central heating radiator and staircase to first floor level with double opening under stairs storage cupboard.



A step up from the kitchen leads through a square opening to

**Most delightful Sitting Room** 15'3" x 12' [4.65m x 3.66m] having oak boarded floor, beamed ceiling and most attractive original stone fireplace with stone chimney breast, tiled hearth and inset multifuel stove. To one side of the fireplace is an inbuilt shelved cupboard with panelled door and similar cupboard beneath. Two upvc sealed unit double glazed windows, five wall light points and single panel central heating radiator. A upvc sealed unit double glazed door provides access to a most delightful enclosed courtyard garden.



Return Staircase to first floor galleried landing with radiator and one staircase wall having a comprehensive range of fitted bookshelves.



**Bedroom One** (large double) 16' x 14'1" [4.88m x 4.29m] maximum having stripped pine floor, heavily beamed ceiling, upvc sealed unit double glazed windows to each side and double panel central heating



radiator. There is an inbuilt shelved storage cupboard and a large walk-in airing cupboard/linen store.



**Bedroom Two** 8'3" x 6'6" with laminate floor finish, upvc sealed unit double glazed window and double panel central heating radiator.



**Bathroom** being of spacious proportions with contemporary fitments in white comprising panelled bath with mains control shower over, pedestal wash hand basin and low flush wc. Single panel central heating radiator, shaver point, electric towel rail radiator and inbuilt shelved cupboard with fitted cupboard beneath. Upvc sealed unit double glazed wide window and inset ceiling spot lights.

## OUTSIDE

The property is approached through a pair of double opening timber gates and a concreted pathway leads to the main access door past a paved patio terrace. Accessed from the terrace is a most useful lean to general or garden store/workshop with electric light and power connected and adjacent to it is an outside cold water tap. The paving proceeds along the side of the house to an area of private enclosed garden with planted beds and borders, gravelled areas and raised planters.



In addition to the above and as mentioned earlier there is, accessed from the sitting room an enclosed, paved courtyard garden which affords a high degree of privacy and seclusion.



## SERVICES

It is understood that mains electricity, water and drainage are connected. The sellers inform us that they are in receipt of a renewable heat incentive (RHI) scheme payment.

## 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 B.

## EPC RATING D

## VIEWING

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

## DIRECTIONS

From the agents Church Street office turn right. Continue along Church Street and on into Mayfield Road. Proceed to the village of Mayfield and after crossing Hanging Bridge continue up Swinscoe Hill and then turn left into Hollow Lane. At the small crossroads turn right into Gallows Tree Lane and

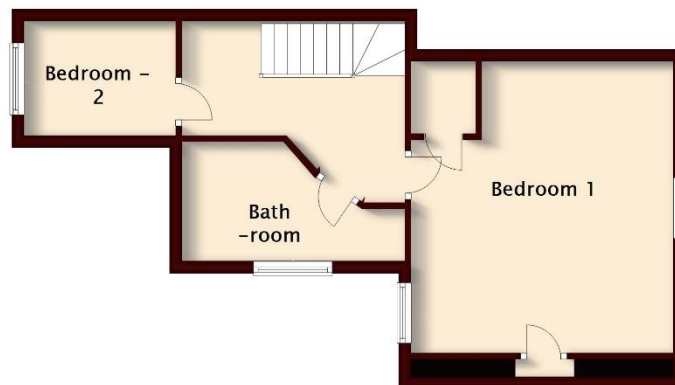
proceed towards the top. Before Gallows Tree Lane rejoins Swinscoe Hill a pair of double opening timber gates on the left hand side lead to Ashlee Cottage.

Ref: FTA2492

### Ground Floor



### First Floor



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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.