

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Church Cottage, Back Lane Calton, Staffordshire ST10 3JX



An immaculately presented and recently refurbished light and spacious cottage located in the sought after hamlet of Calton.

- Oil fired central heating • Sealed unit double glazing throughout • Feature under floor heating • Hallway/utility • Sitting room with wood burner • Open plan dining kitchen with wood burning stove • Well appointed ground floor bathroom • Two double bedrooms with fitted wardrobes • Luxury shower room • Gated driveway providing ample off street car standing • Delightful gardens • Superb rural views • Viewing highly recommended •

£775 Per calendar month



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GENERAL INFORMATION

The property is approached via a gated and gravelled driveway providing ample off street car standing with adjacent lawned, well stocked fore garden. The cottage has recently been refurbished to a high standard and the double glazed and oil centrally heated living accommodation briefly comprises entrance hall / utility room, spacious dining kitchen with inglenook fireplace and sitting room with fireplace and wood burning stove. There is state of the art under floor heating to the ground floor and well appointed bathroom with shower facility. To the first floor there are two double bedrooms with fitted wardrobes and a well fitted shower room. Viewing is highly recommend.

LOCATION

Calton is a delightful village situated in the Peak District National Park. The village is within easy access to local centres including the market town of Ashbourne 5 miles, Leek approx. 10 miles and the city of Derby lies some 13 miles west of Ashbourne.

ACCOMMODATION

ENTRANCE HALL / UTILITY ROOM 3.13m x 2.52m (10'3" x 8'3")

With state of the art under floor heating. Ceramic flooring and a range of fitted base storage units with roll edge granite effect laminated preparation surfaces with inset composite sink unit with draining board. Modern mixer tap, complementary ceramic wall tiling, sealed unit double glazed windows to both front and

side elevations. Plumbing suitable for an automatic washing machine, extractor fan and glazed and panelled entrance door to the side. Doorway leads to

GROUND FLOOR BATHROOM

With the continuation of the ceramic flooring and under floor heating. Modern white suite comprising panelled bath with thermostatic mixer shower over. Shower screen, low flush WC and pedestal wash hand basin. Floor to ceiling stone effect complementary ceramic wall tiling, obscure double glazed window to the rear elevation. Airing cupboard with fitted shelving housing the oil fired combination boiler servicing the central heating and hot water systems.

DINING KITCHEN 5.40m x 4.73m (17'9" x 15'6")

With the continuation of the ceramic flooring, again with the benefit of state of the art under floor heating. Feature inglenook fireplace incorporating a wood burning stove. Range of fitted base, wall and drawer units all with matching cupboard fronts. Roll edge granite effect preparation surface with inset composite sink unit and draining board, modern mixer tap. Built in four ring electric hob with stainless steel extractor hood over having variable speed fan and lighting. Integrated electric fan assisted double oven with eye level grill and fully integrated refrigerator and freezer. Recess spotlighting, complementary ceramic wall tiling and sealed unit double glazed windows to both front and rear elevations. Glazed and panelled door provides access to the front of the property.



SITTING ROOM 5.05m x 4.66m (16'7" x 15'3")

With the continuation of the ceramic flooring, again with under floor heating. Feature inglenook fireplace incorporating a wood burning stove, feature stone hearth and surround. TV aerial points, telephone jackpoint, useful under stairs storage cupboard and sealed unit double glazed windows to the front. Additional glazed and solid panelled entrance door.

TO THE FIRST FLOOR

Accessed via split level staircase with half landing and sealed unit double glazed roof light. Doorway leads to

BEDROOM ONE 4.75m x 3.96m (15'7" x 13'0")

With a range of built in wardrobes, sealed unit double glazed windows to front elevation and double glazed roof light with pleasant views to the rear. TV aerial point, telephone jackpoint. Double central heating radiator.

BEDROOM TWO 4.99m x 4.71m (16'4" x 15'5")

With built in wardrobes, double central heating radiator, TV aerial point and sealed unit double glazed windows to the front elevation. Double glazed roof light with pleasant aspect to the rear.

LUXURY SHOWER ROOM

With marble effect vinyl floor covering and full suite in white to include shower cubicle with electric shower, vanity unit with built in ceramic wash hand basin with useful cupboard and drawer storage beneath, close coupled WC, shaving point, centrally heated ladder style towel rail, extractor fan and double glazed roof light with pleasant aspect to the

rear. Complementary ceramic wall tiling.

OUTSIDE

To the front of the property is a most pleasant lawn and walled fore garden with well stocked borders, greenhouse and vegetable plot. The property is approached via a gated gravelled driveway providing ample off street car standing and turning space.

DIRECTIONAL NOTES

The approach from Ashbourne is via the A52 Leek / Stoke road towards Mayfield, turning right past the hanging bridge, continue up Swinscoe Hill and eventually at the Calton Moor crossroads turn immediately right thereafter as signposted for Calton. Continue into the village and Church Cottage will be located on the right hand side just after the village church.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

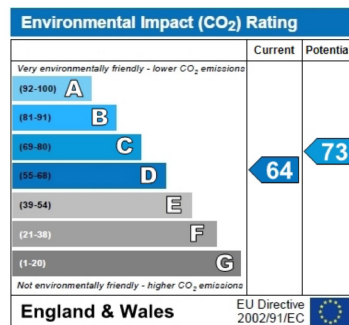
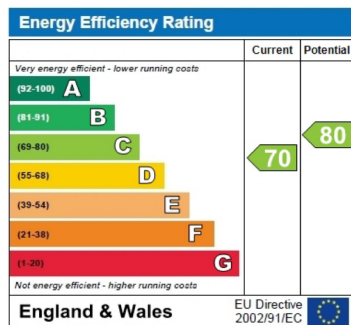
5 WEEKS RENT

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Employed only. No smokers. Available now.

VIEWINGS

By prior appointment through Scargill Mann and Co Ashbourne Office on 01332 206620 opt 1



ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

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