

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Barn View, Moss Lane

Hulland Ward, Ashbourne, Derbyshire DE6 3FB



Enjoying a prominent position, within the highly sought after village of Hulland Ward, a sumptuously appointed and skilfully converted residence

- Tastefully decorated • Sealed unit double glazing • Gas fired central heating • Entrance hall • Sitting room with feature fireplace • Formal dining room • Well-appointed breakfast kitchen • Guest cloakroom • Principal bedroom to the first floor with stunning views • Two further double bedrooms, one with en-suite • Luxury family bathroom • Detached double garage • Ample parking and turning space • Gated gravelled driveway • Delightful enclosed gardens with unrivalled views over the surrounding rolling Derbyshire countryside •

£2,500 Per calendar month



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620

lettings@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

A sumptuously appointed three double bedroom detached barn conversion set in a superb semi-rural location with panoramic views. The luxury accommodation briefly comprises: Entrance Hall with feature return staircase, Guest Cloakroom with WC, spacious Dining Room, stylish Living Room with feature fireplace, bespoke oak Breakfast Kitchen, master Bedroom with vaulted ceiling, Guest Bedroom with En-Suite Shower Room, Bedroom Three and Family Bathroom with period style four piece suite.

Gated gravelled driveway, double detached garage, paved courtyard and generous gardens. An early viewing is highly recommended.

LOCATION

Holland Ward offers a wide and various range of local facilities including doctors surgeries, local petrol station / convenience store and pubs. It is within easy reach of the delightful Carsington Reservoir and swift access is gained to Derby, Ashbourne and Belper.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With limestone flooring, with state of the art underfloor heating, split level staircase leading to the first floor and solid oak door leads to:-

WELL-APPOINTED GUEST CLOAKROOM

With a continuation of the limestone flooring and

underfloor heating, fitted vanity unit with ceramic wash basin having mixer tap in chrome, low flush w.c., complementary limestone wall tiling and extractor fan.

WELL-EQUIPPED BREAKFAST KITCHEN 5.13m x 4.89m (16'10" x 16'1")

With a continuation of the limestone flooring with underfloor heating, range of bespoke fitted solid oak base, wall and drawer units all with matching cupboard and drawer fronts, granite preparation surfaces, inset ceramic sink unit with period style mixer tap, complementary limestone tiled splashbacks, Rangermaster oven with five ring hob, integral electric fan assisted extractor hood with variable speed fan and lighting over, integrated appliances include: automatic washing machine and dryer, refrigerator, integrated freezer and integrated dishwasher. Feature island unit with additional built-in refrigerator and granite worktops. Feature beamed ceiling, sealed unit double glazed windows to both front and rear elevations. Sealed unit double glazed and panelled door provides access to the pleasant rear courtyard.

FORMAL DINING ROOM 5.26m x 4.24m (17'3" x 13'11")

With feature beamed ceiling, central heating radiator, window with fine far reaching views to the side, further sealed unit double glazed and panelled door provides access to the rear garden.

SITTING ROOM 5.67m x 4.27m (18'7" x 14'0")

With feature beamed ceiling, fireplace incorporating a



flame coal effect gas fire with limestone surround and hearth. Three sealed unit double glazed windows in hardwood frames to the front elevation. Two sealed unit double glazed windows with fine far reaching views to the rear.

TO THE FIRST FLOOR

LANDING

With bespoke storage/wardrobe units, feature exposed truss and sealed unit double glazed roof light.

PRINCIPAL BEDROOM 5.73m x 4.29m (18'10" x 14'1")

A light and spacious room with two exposed trusses, period style radiator and sealed unit double glazed windows with unrivalled views over the surrounding countryside, further window with view to the front. Additional radiator, telephone jack point.

BEDROOM TWO 5.21m x 5.11m (17'1" x 16'9")

With solid wooden flooring, two double central heating radiators and exposed trusses, sealed unit double glazed window to the front elevation. Further sealed unit double glazed roof light with fitted blind to the side. Doorway leads to:-

LUXURY EN-SUITE

With limestone floor and wall tiling, vanity unit with ceramic wash basin with period style mixer tap, low flush w.c., quadrant shower cubicle with fitted electric shower. Period style central heating radiator with towel rail. Recessed spot lights and extractor fan.

BEDROOM THREE 4.35m x 2.79m (14'3" x 9'2")

With exposed beams and truss, two sealed unit double glazed windows with unrivalled views to the side and rear elevations.

PARTICULARLY WELL-APPOINTED FAMILY BATHROOM

With full suite comprising, shower cubicle with thermostatic period hand held shower with rain effect shower fitting over, period style w.c., with high flush cistern and roll edge bath with period style mixer tap and shower attachment, bespoke vanity unit with fitted ceramic sink unit with hot and cold period style mixer taps in chrome. Period style centrally heated radiator with heated towel rails, complementary ceramic wall and floor tiling, sealed unit double glazed roof light with fitted blind, extractor fan, recessed spot lighting, sealed unit double glazed window again with fine far reaching views over the surrounding countryside.

OUTSIDE & GARDENS

The property is approached via a private, gated gravelled driveway providing ample off-street car standing and turning space, leading to:-

DETACHED BRICK BUILT DOUBLE GARAGE

The property enjoys an elevated position with surrounding lawned gardens with unrivalled views over the surrounding countryside.

DIRECTIONAL NOTE

The approach from Ashbourne is via the Belper Road (A517) heading towards Belper. Upon reaching the village of Hlland Ward, proceed through the village taking the turning on the left into Moss Lane, where eventually the property is located on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, pets negotiable. Available from 25th September 2020.

PROPERTY RESERVATION FEE

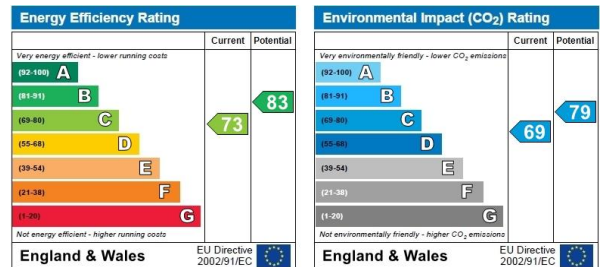
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.



ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk