



Magfields Cottage

Hulland Ward

Ashbourne

Derbyshire

DE6 3EE

Offers Around

£625,000

- Sealed unit double glazing
- Reception hallway
- Guest cloakroom
- Utility / boot room
- Family / dining room
- Kitchen with quartz surfaces and integrated appliances
- Study
- Lounge with imposing feature fireplace and wood burning stove
- Principal bedroom having Romeo and Juliette style balcony, dressing room and en-suite
- Four further bedrooms

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this deceptively well proportioned and presented five bedroomed link-detached cottage, which has the unique benefit of a detached one bedroomed annex / double garage to the rear.

The annex features its own entrance hallway, living kitchen having a wood burning stove and leads to a shower room. Additionally there are steps that lead to a first floor spacious double bedroom and cloakroom. Also incorporated within this building is a particularly well appointed double garage with electric up and over door and service door to side. This detached annex / garage building has been developed to extremely high standards and incorporates under floor heating with the annex and a range of upvc double glazing.

The whole property is sold with the benefit of no upward chain and gas fired central heating. The main residence internally comprising of a reception hallway, guest cloakroom and utility / boot room. Furthermore to the dining room here is a spacious family / dining room with French doors leading onto the garden; a well presented fitted kitchen which incorporates quartz preparation surfaces, an extensive range of integrated appliances and has far reaching views over surrounding countryside to the front. Additionally to the ground floor there is a lounge, which feature an imposing chimneybreast with Clearview wood burning stove plus a staircase leading off to the first floor. To the first floor is a principal bedroom with Romeo and Juliette balcony to the rear and having the benefit of a dressing room and en-suite. Additionally there are four further bedrooms, a spacious luxuriously appointed shower room, bathroom and walk-in linen cupboard.

Outside to the front of the property there is a driveway providing ample off street parking for two / three vehicles and featuring a drive through garage which has electrically operated gates which leads to a rear driveway / courtyard area. The driveway / courtyard provide access to a particularly well appointed double garage (incorporated within the detached annex). The garage has an electric up and over door having power and lighting with service door and windows to side and rear. Furthermore to the rear of the property are two lawned areas, three patios and two timber garden sheds - the gardens enjoying a south westerly aspect.





LOCATION

The village of Hulland Ward is located five miles east of the historic market town of Ashbourne offering access to the Peak District and Derbyshire Dales. Hulland Ward is well positioned for easy access to the A52 which provides a quick link to Derby, about 12 miles away to the east and also to the A38 and M1. To the west, Stoke on Trent and the M6 are about 26 miles away. Within the village there is a local primary school, petrol station / convenience store, florists, doctors' surgery and two public houses. The village is also located close to Carsington Water offering leisure and water sport facilities. There is a local primary school in Hulland Ward and a good choice of schools within a 15 mile radius. There are a number of independent secondary schools that are easily accessible notably Derby Grammar School, Ockbrook School, Repton, Denstone College, Trent College and Abbotsholme.

ACCOMMODATION

Wooden panelled entrance door with opaque sealed unit double glazed side screen windows provides access to:

RECEPTION HALLWAY

2.48 x 2.25 (8'2" x 7'5")

Having central heating radiator. Quarry tiled floor covering. Built-in fridge. Telephone jack point. Exposed beamed ceiling. Four wooden panelled doors provide access to the guest cloakroom, utility / boot room, study and family / dining room respectively.

UTILITY / BOOT ROOM

2.47 x 2.56 (8'1" x 8'5")

Having a roll edged preparation surface with inset stainless steel sink unit having adjacent drainer, chromed mixer tap over and cupboard beneath with oak panelled doors. Complementary wall mounted cupboards over. Appliance space with plumbing suitable for an automatic washing machine with space over ideal for a condensing tumble dryer. Additionally there is a third large appliance space ideal for a chest freezer. Panelled door provides access to a built-in pantry cupboard with shelving. Central heating radiator. Quarry tiled floor covering. Exposed beamed ceiling. Sealed unit double glazed window in upvc frame to rear which overlooks the garden.

GUEST CLOAKROOM

1.10 x 1.48 (3'7" x 4'10")

Having a wash hand basin with tiled splashback and low level WC. Central heating radiator. Quarry tiled floor covering. Exposed beamed ceiling. Electric extractor fan. Sealed unit double glazed opaque window to side.

STUDY

2.46 x 2.63 (8'1" x 8'8")

Having central heating radiator. Beamed ceiling. Telephone jack point. Wash hand basin with tiled splashback. Sealed unit double glazed window in upvc frame to front, which enjoys superb views over surrounding countryside towards Blackwall Forest, Bolehill and Alport Heights.

FAMILY / DINING ROOM

6.90 x 2.69 extending to 3.46 (22'8" x 8'10" extending to 11'4")

Having beamed ceiling. Central heating radiator. Sealed unit double glazed wooden French doors to rear, with full length side screen windows, overlook the garden and provide access to a block paved patio. Twin glazed doors lead into the kitchen and a panelled door provides access to the lounge.

WELL PRESENTED KITCHEN

3.64 x 2.66 (11'11" x 8'9")

Having an extensive range of quartz preparation surfaces with matching upstand splashbacks, incorporating twin recessed stainless steel bowl sink units with chromed boiler tap over. Light panelled base drawers and cupboards beneath relieved by soft closing fittings. Complementary wall mounted cupboards over with under lighting. Range of integrated appliances comprising of an induction Neff hob with feature extractor canopy over having quartz splashback. Integrated wall mounted Neff electric fan assisted oven with multi function microwave / steam oven over. Integrated fridge. Porcelain tiled floor covering with electric under floor heating. Central heating radiator. Beamed ceiling. Dual aspect with two sealed unit double glazed windows in upvc frames to front, taking full advantage of the far reaching views over surrounding countryside. Composite and opaque glazed door to front.

LOUNGE

6.99 x 3.96 (22'11" x 13'0")

Note the latter measurement being taken into the recess adjacent to the feature red brick chimney breast which incorporates a raised stone hearth and cast iron Clearview wood burning stove. Two central heating radiators. Telephone jack point. TV aerial connection. Exposed beamed ceiling. Two three pin lamp power points. Sealed unit double glazed window in upvc frame to front, which takes full advantage of the far reaching views. Further sealed unit double glazed window in upvc frame to rear, which overlooks the driveway / courtyard garden area. Two further sealed unit double glazed windows to the adjacent chimney recesses. Staircase off to first floor with handrail, balusters and post, incorporating a further sealed unit double glazed window in upvc frame on a quarter landing to the front aspect, which again takes advantage of the far reaching views. Useful under stairs storage cupboard.

FIRST FLOOR LANDING

Having exposed beamed ceiling. Central heating radiator. Trap door access to roof space. Two panelled doors providing dual access to a walk-in linen cupboard. Six further panelled doors provide access to the bedrooms and bathroom respectively.

WALK-IN LINEN CUPBOARD

1.29 x 1.77 (4'3" x 5'10")

With extensive rack shelving, light and having a wall mounted gas fired Worcester boiler providing domestic hot water and servicing the central heating system.

PRINCIPAL BEDROOM

5.55 x 2.70 extending to 3.44 (18'3" x 8'10" extending to 11'3")

Having central heating radiator. Beamed ceiling. Feature decorative cast iron fireplace. Bedside light controls. TV aerial connection. Two sealed unit double glazed Velux roof light windows with fitted blinds. Sealed unit double glazed wooden French doors to rear with feature cast iron balcony having views over surrounding countryside. Two panelled doors provide access to an en-suite and dressing room respectively.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	