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3 Magfields Cottage

Hulland Ward, Ashbourne, Derbyshire DE6 3EE



Deceptively well proportioned five bed roomed link-detached cottage with well appointed one bedroomed annex and double garage to rear and having far reaching views - NO UPWARD CHAIN

- Gas fired central heating • 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 • Luxury shower room • Bathroom • Walk-in linen cupboard • Driveway to front aspect with drive through garage having electric doors leading to a rear driveway / courtyard • Detached one bedroomed annex to rear with living kitchen and shower room incorporating double garage • Landscaped garden with two lawns, two patio areas enjoying southerly aspect •

Price guide £650,000



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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 2.48m x 2.25m (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 2.47m x 2.56m (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 1.10m x 1.48m (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 2.46m x 2.63m (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 6.90m x 2.69m extending to 3.46m (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 3.64m x 2.66m (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

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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 6.99m x 3.96m (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 1.29m x 1.77m (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 5.55m x 2.70m extending to 3.44m (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.

EN-SUITE 2.30m x 1.67m (7'7" x 5'6")

Having a suite comprising pedestal wash hand basin with mixer tap and mirror / shaver light over. Low level WC and shower cubicle with chromed shower over. Central heating radiator. Pine medicine cupboard with shelving. Electric shaver point. Extractor fan. Spot lights.

DRESSING ROOM 2.69m x 2.48m (8'10" x 8'2")

Having a vanity desk area with adjacent chest of drawers. Built-in wardrobe with hanging rail. Central heating radiator. Exposed beamed ceiling. Sealed unit double glazed window in upvc frame to rear with views over surrounding countryside.

BEDROOM TWO 5.52m x 3.09m (18'1" x 10'2")

Having central heating radiator. Exposed beamed ceiling. TV aerial connection. Telephone jack point. Bedside light controls. Sealed unit double glazed window in upvc frame to rear with views towards surrounding countryside.

BEDROOM THREE 3.91m x 3.51m (12'10" x 11'6")

Having an extensive range of built-in bedroom furniture comprising of wardrobes with hanging rails, chest of drawers and vanity area with mirror and light over. Bedside light controls. TV aerial connection. Telephone jack point. Sealed unit double glazed window in upvc frame to rear with far reaching views over surrounding countryside towards Cannock Chase on the horizon.

BEDROOM FOUR 3.45m x 2.32m (11'4" x 7'7")

Note the latter measurement being taken into the sealed unit double glazed dormer window in upvc frame to the front aspect which enjoys far reaching views. Cupboards fitted into eaves. Central heating radiator. Telephone jack point. Beamed ceiling. Sealed unit double glazed window in upvc frame to side, again enjoying far reaching views.

BEDROOM FIVE 2.77m x 2.09m (9'1" x 6'10")

Having central heating radiator. Telephone jack point. Beamed ceiling. Sealed unit double glazed window in upvc frame to front enjoying views. An overstairs cupboard with shelving.

LUXURIOUSLY APPOINTED SHOWER ROOM 3.53m x 3.13m (11'7" x 10'3")

Having a granite vanity surface with feature contemporary styled recessed large sink unit, chromed mixer tap over and a range of oak panelled base cupboards beneath. Central heating radiator. Low level WC and bidet. Separate travertine tiled large shower cubicle. Chromed period styled heated towel rail. Extractor fan. Two sealed unit Velux roof light windows with fitted blinds.

BATHROOM 2.69m x 2.40m (8'10" x 7'10")

Being fully tiled and having a suite comprising pedestal wash hand basin with mirror, shaver light and adjacent electric shaver point. Low level WC. Bath with chrome Mira shower. Central heating radiator. Electric extractor fan. Beamed ceiling. Sealed unit double glazed opaque window in upvc frame to side.

DRIVE THROUGH GARAGE 9.33m x 3.00m (30'7" x 9'10")

Having power and lighting. Moulded cornice. Block paved floor covering. Idigbo hardwood arched twin wooden doors to front, which are motorised. Hot and cold water tap. Feature reclaimed gate to rear,

From the rear of the drive through garage which leads onto a block paved driveway / courtyard garden area which can be accessed off the dining room, and furthermore provides access to the detached double garage / annex.

DOUBLE GARAGE 5.91m x 5.28m (19'5" x 17'4")

Having power and lighting. Up and over door to front. Motorised up and over door to front. Panelled and double glazed upvc service door to side, with two matching windows. Appliance space with plumbing suitable for an automatic washing machine. Electricity consumer unit.



ANNEX

Sealed unit double glazed French doors provide access to:

ENTRANCE LOBBY AREA 2.72m x 0.90m (8'11" x 2'11")

Note the measurements include the staircase off to the first floor. Cupboard which houses the electricity consumer unit and Heatraesadia boiler unit for under floor heating. High level cupboard having expansion tank for under floor heating system. Sealed unit double glazed Velux roof light window. Three steps into the:

LIVING KITCHEN AREA 3.58m x 2.93m (11'9" x 9'7")

Having a roll edged preparation surface with matching upstand splashback with inset stainless steel sink unit and chrome mixer tap over with cupboards and drawers beneath. Appliance space with power suitable for a fridge. Karndean floor covering with under floor heating (wet system). High ceiling with recessed LED spot lights and two sealed unit double glazed Velux roof light windows. Feature cast iron Superior stove, positioned on a stone hearth with exposed feature flue pipe. Sealed unit double glazed French doors in upvc frames to side, which lead onto a slate tiled patio. Shaker style wooden door provides access to:

SHOWER ROOM 1.86m x 1.90m (6'1" x 6'3")

Note the measurements include a built-in cupboard which houses the under floor heating manifolds and hot water heater. The shower room comprises of a vanity wash hand basin with chromed mixer tap over, cupboard beneath and shaver light over. Low level WC. Shower cubicle with electric Mira shower over. Continuation of the Karndean floor covering with the under floor heating. Recessed LED spot lights. Extractor fan. Sealed unit double glazed opaque window in upvc frame to side and a sealed unit double glazed Velux roof light window.

FIRST FLOOR BEDROOM / HOME OFFICE / GYM 4.16m x 5.11m (13'8" x 16'9")

Note the former measurement taken into the eaves. Recessed LED spot lights. Under floor heating. Bedside light control. Three pin lamp socket. Built-in storage cupboard. Two sealed unit double glazed Velux roof light windows, a range of sealed unit double glazed windows to side and rear, which have far reaching views over surrounding countryside towards Cannock Chase. Door provides access to:

GUEST CLOAKROOM

Having a white wash hand basin with chromed mixer tap, splashback, mirror over and WC.

OUTSIDE

Immediately to the front of the property is a block paved driveway fronted by a dwarf brick wall incorporating an artificial lawn area and herbaceous border. Additionally the driveway provide access to the adjacent drive through garage, providing vehicular storage, and in turn leading to the double garage / annex to the rear aspect.

Immediately to the rear of the property is a block paved patio / courtyard / driveway area which, as described, leads to the detached garage / annex. In turn there are two lawned gardens, incorporating flowering and herbaceous borders and leading to two patio areas and two timber garden sheds. Cold water tap.

COUNCIL TAX BAND

Not Listed

DIRECTIONAL NOTE

The approach from Ashbourne is via the A515 towards Belper, continue along this road for approximately 5 miles until reaching Hulland Ward. Proceed through the village, eventually bearing right before The Black Horse Inn, continue along this road and the property is shortly located on the right hand side, clearly denoted by our "for sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (AT/JO)



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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