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Frofield Church Lane  
Kirk Langley  
Ashbourne  
Derbyshire  
DE6 4NG

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£475,000

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- Charming lounge with brick feature fireplace with wood burning stove
- Magnificent living kitchen with hand-crafted bespoke fitted units and integrated appliances. Separate utility room and ground floor cloakroom
- Three well proportioned double bedrooms and luxury, stylish period bathroom with four piece suite
- Courtyard garden to the rear with magnificent views
- Deep fore garden laid mainly to lawn
- Double garage converted to gym, store room and home office
- Allocated parking
- VIEWING ESSENTIAL
- ECCLESBOURNE SCHOOL CATCHMENT

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

A most charming, delightful and superbly appointed three double bedroom semi-detached cottage residence enjoying an outstanding and favoured location with magnificent rural views to the rear offering quality accommodation throughout with the benefits of central heating and double glazing. A strongly recommended internal inspection will reveal a delightful property offering a wealth of charm and character, having been extensively refurbished to a high standard and specification to now provide accommodation extending to entrance hallway, ground floor cloakroom, utility area, well appointed and fully fitted living kitchen with hand-crafted units, integrated appliances and wooden and granite work-surfaces. There is a charming lounge with wood burning stove and feature brick fireplace. To the first floor are three genuine double bedrooms and a sumptuously appointed and refurbished four piece bathroom with period style suite.

Outside is a low maintenance courtyard garden with delightful views over open countryside to the rear and there is a deep fore garden laid mainly to lawn. The property is further enhanced by a detached double garage which has been converted to now provide a store room, gym and home office but could easily be converted back to garaging if required. There is ample parking in front of the garage.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this sumptuously appointed cottage residence in the much sought after and favoured village of Kirk Langley. A viewing is highly recommended.

### PLEASE NOTE

There is a combi boiler, mains gas and mains drainage at the property.

### LOCATION

Kirk Langley boasts local pubs/restaurants close at hand, a popular school and is within the Ecclesbourne School catchment area. Ease of access is available to Derby, Ashbourne and local countryside.





#### ACCOMMODATION

##### ENCLOSED ENTRANCE PORCH

With decorative tiled floor, central heating radiator, original arched door to front.

##### INNER HALLWAY

Providing access to:

##### CLOAKROOM

With tiled floor, chrome heated towel rail, low level w.c., wash hand basin and decorative spot-lighting.

##### UTILITY AREA

With central heating radiator, wooden stripped floor, inset enamel sink unit with base cupboard beneath and two chrome taps above, wooden work-surfaces adjacent, storage cupboard, plumbing for automatic washing machine, tall pantry storage cupboard.

##### LIVING KITCHEN

5.5 x 5.65 (18'1" x 18'6")

Offering hand-crafted painted wooden units with a central island with an inset enamel sink with mixer taps over, granite work-surfaces, a full range of base cupboards beneath with integrated dishwasher. There is a full range of additional base cupboards, plate rack, tall food/broom cupboards, wooden work-surfaces and decorative tiled surrounds. Integrated Range cooker (not included in the sale but available via separate negotiation) with large extractor hood above. Stairs to the first floor off, wooden floor, contemporary style radiators, french door leading to a delightful courtyard garden.

##### LOUNGE

3.3 x 5.0 (10'10" x 16'5")

With magnificent brick feature fireplace with stone mantle and wood burning stove, decorative shelving and central heating radiator.

##### FIRST FLOOR ACCOMMODATION

##### PASSAGE LANDING

Providing access to:



##### BEDROOM ONE

3.55 x 3.73 (11'8" x 12'3")

With built-in wardrobe, decorative cast iron feature fireplace, central heating radiator, built-in base storage cupboard.

##### BEDROOM TWO

4.8 x 3.5 (15'9" x 11'6")

With french door with glazed side panel to Juliette balcony, central heating radiator, built-in wardrobe.

##### BEDROOM THREE

1.9 x 4.5 (6'3" x 14'9")

With central heating radiator.

##### SUMPTUOUSLY APPOINTED BATHROOM

Fitted with a period suite comprising cast iron bath with chrome shower attachment over, vanity wash hand basin with storage cupboard beneath, low level w.c., built-in corner shower with curved glazed screen, tiled surrounds and shower head over. Half tiling to main walls, decorative dado rail, tiled floor, school-style chrome radiator, extractor fan, spot-lighting.

##### OUTSIDE AND GARDENS

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To the rear is a delightful patio with flagstones, brick raised flowering beds and magnificent views over open countryside. To the front is a deep fore garden laid mainly to lawn with well stocked flowering beds and borders and patio. Double garage which has been converted into:

##### OFFICE

2.75 x 3.38 (9'0" x 11'1")

With wall mounted electric panel heater and pine door.

##### GYM

3.28 x 2.6 (10'9" x 8'6")

With tiled floor, wall mounted panel heater.



##### STORE

3.28 x 2.5 (10'9" x 8'2")

##### DIRECTIONAL NOTES

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From Derby proceed via the main Ashbourne Road travelling through the villages of Mackworth proceeding towards Ashbourne and taking the turning left where sign-posted for Church Lane. Follow Church Lane for approximately half a mile where the property is situated on the right hand side.

##### COUNCIL TAX BAND

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Amber Valley - Band D

##### VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (DM/DLW September 2020)

**ASHBOURNE**

8 Market Place  
Ashbourne  
Derbyshire  
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

**BURTON UPON TRENT**

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

**DERBY**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

**MATLOCK**

3 Parkside  
Olde Englishe Road, Off Dale Road  
Matlock  
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

**DERBY LETTINGS**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

