



The Dovecote Main Street

Milton, Derby, DE65 6EF

£2,500 Per Calendar Month



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GENERAL INFORMATION

Situated in the peaceful village of Milton, this beautifully presented four bedroom barn that has been thoughtfully upgraded. The property features a modern heating system equipped with a air source heat pump. The Dovecote, which has been carefully renovated, sits proudly atop of the barn. The interior accommodations are arranged over three floors, offering flexible living options, including the possibility of two ground-floor bedrooms or a playroom/study, a shower room, and an attractively fitted kitchen, living, and dining area with its own access door to the front.

Upon entering the barn you are welcomed into an entrance hall that features a useful boot cupboard, stairs leading to the first floor, and doors opening to the kitchen study/reading area. The study/reading room is a lovely space for quiet relaxation or study and opens into the charming sitting room. The sitting room boasts lovely neutral décor, bespoke shelving within the chimney breast, and an electric log-style burner resting on a raised brick hearth. The impressive kitchen and dining area provide a fantastic space for entertaining. This room features a high ceiling with light flooding in through the windows and bi-fold doors that offer views of three sides of the garden. The bespoke kitchen is built with oak and includes natural and painted oak units complemented by attractive walnut countertops that house a Belfast sink. It is equipped with a range cooker, a built-in dishwasher, a double fridge, and a double freezer. This space offers ample room for a dining table and chairs, along with a useful cupboard with space for both washing machine and a tumble dryer. A door from the kitchen leads to the annex area, where you will find two bedrooms along with a ground-floor shower room. The final door opens into a superb open-plan kitchen, living, and dining area with its own

entrance door, showcasing a stunning exposed stone wall and fitted with modern kitchen units and appliances. On the first floor, you will discover the principal bedroom, which features windows on both the front and rear aspects built-in his and hers wardrobes, and an attractive ensuite bathroom that includes a bath, wash basin, and W.C. Additionally, there is a bespoke oak wall-mounted vanity unit and walls are adorned with period-style subway tiles. The second floor opens into a spacious guest bedroom with a built-in wardrobe and a superbly presented shower room, which features attractive subway-tiled walls, a shower, wash hand basin, and W.C.

The barn is located within a small courtyard development formed from the original Brook Farm. To the front, there is lateral parking for several vehicles, with additional parking available in a communal area at the bottom of the development. The rear gardens are delightful, featuring a large terrace ideal for entertaining, a lawn, mature trees and shrubs, and space for sheds and a greenhouse.

LOCATION

Milton is a quiet semi-rural village featuring a popular public inn and eatery, and is close to Foremark Reservoir. There are numerous walking paths that wind through the stunning Derbyshire countryside. It's also just a short drive away from the famous village of Repton, which boasts a renowned public school, a post office, a convenience store, a butcher, and several popular public inns and eateries. Travel options are excellent, with the A38 and A50 providing access to the cities of Derby, Nottingham, Birmingham, Lichfield, and Stoke on-Trent. East Midlands Airport is conveniently located within an easy drive.

ACCOMMODATION

ENTRANCE HALL

13'7" to back of stairs x 6'0" (4.15m to back of stairs x 1.83m)

SITTING ROOM

11'6" to chimney breast x 14'0" (3.51m to chimney breast x 4.27m)

STUDY

9'4" x 14'0" (2.86m x 4.28m)

IMPRESSIVE DINING KITCHEN

14'11" max x 29'7" (4.55 max x 9.04m)

ANNEX AREA

SHOWER ROOM

BEDROOM

9'8" x 10'4" (2.95m x 3.15m)

BEDROOM/STUDY/PLAYROOM

10'0" x 9'8" (3.07m x 2.95m)

LIVING KITCHEN AND DINING AREA

14'2" x 17'7" (4.33m x 5.36m)

TO THE FIRST FLOOR

PRINCIPAL BEDROOM

14'2" x 12'6" (4.33m x 3.83m)

EN-SUITE BATHROOM

TO THE SECOND FLOOR

GUEST BEDROOM

14'5" mx x 15'2" max to window (4.40 mx x 4.63m max to window)

EN-SUITE SHOWER

7'3" x 5'6" (2.22m x 1.69m)

SPECIFIC REQUIREMENTS

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

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.

DEPOSIT

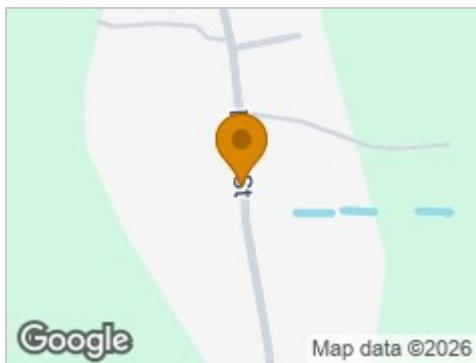
5 Weeks Rent.

VIEWING

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



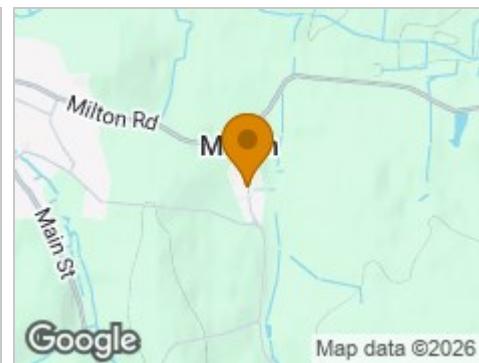
Road Map



Hybrid Map



Terrain Map



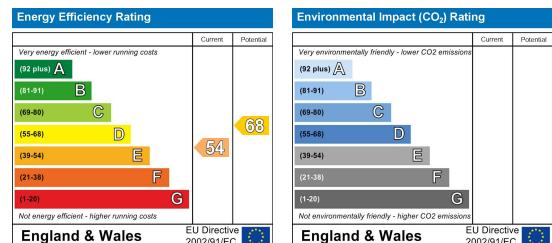
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.