

SCARGILL
MANN & CO

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Damson Cottage Hollington Lane

Ednaston, Ashbourne, DE6 3AE

£1,300 Per Calendar Month



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GENERAL INFORMATION

A modern well designed, three double bedrooomed detached residence occupying enviable position within sought after village location.

LOCATION

The picturesque village of Ednaston is situated just off the A52 between Ashbourne and Derby. The village itself has a reputable village inn and is conveniently positioned within striking distance of Derby and Ashbourne. The A52 provides connections to Nottingham and the motorway.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed door and window to the front.

DINING/FAMILY ROOM

13'7" x 10'9" (4.15 x 3.29)

With radiator and double glazed window to the front, alarm control panel.

INNER HALLWAY

With stairs leading to the first floor

GUEST CLOAKROOM

With wall mounted wash hand basin and low flush wc, useful under stairs storage area, UPVC double glazed window to the side.

SITTING ROOM

16'11" x 12'4" (5.18 x 3.76)

With radiator, double glazed patio doors, feature fireplace incorporating an inset log burning stove.

DINING KITCHEN

19'4" x 9'2" (5.90 x 2.81)

With a range of matching base, wall and drawer units, fitted work surfaces, stainless steel sink unit, four ring gas oven, plumbing for automatic washing machine, ample dining space, ceramic floor and wall tiling, glass fronted display cabinet, double glazed windows to both side and rear elevations, double central heating radiator and UPVC double glazed door to the side.

TO THE FIRST FLOOR

LANDING

With useful airing cupboard and doorway leading to:

BEDROOM ONE

16'11" x 12'8" (5.16 x 3.87)

With telephone jack point, TV aerial point, radiator, double glazed window to the rear with fine, far reaching views.

EN-SUITE

9'7" x 5'7" (2.93 x 1.71)

With wall mounted Worcester Bosch combination boiler, tiled and enclosed shower cubicle with mains shower, close coupled wc and pedestal wash hand basin, useful cupboard/wardrobe, double radiator and velux double glazed roof light to the rear.

BEDROOM TWO

12'4" x 10'9" (3.77 x 3.30)

With radiator and double glazed window to the front, again enjoying rural views.

BEDROOM THREE

10'9" x 10'0" (3.28 x 3.07)

With radiator and double glazed window to the front.

BATHROOM

With full suite to include panelled bath, pedestal wash hand basin, close coupled wc, the bath has a mixer tap with shower attachment, central heating radiator, obscure double glazed window to the side.

OUTSIDE & GARDENS

The property is set back from the road with a tarmac driveway providing ample off street car standing leading to SINGLE INTEGRAL GARAGE with power and lighting. To the rear of the property is an easy to maintain lawned garden with patio with rural backdrop.

DIRECTIONAL NOTE

From Derby via A52 Ashbourne Road, proceed over the roundabout into Derby Lane, continue for some distance before eventually turning left into Hollington Lane.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 23rd March 2026.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of

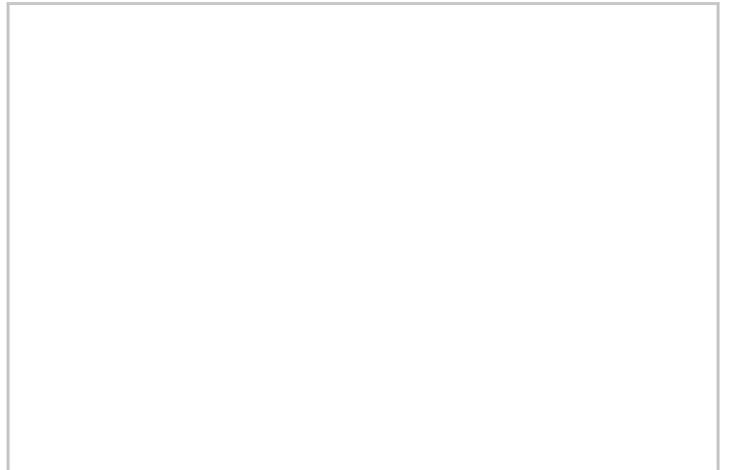
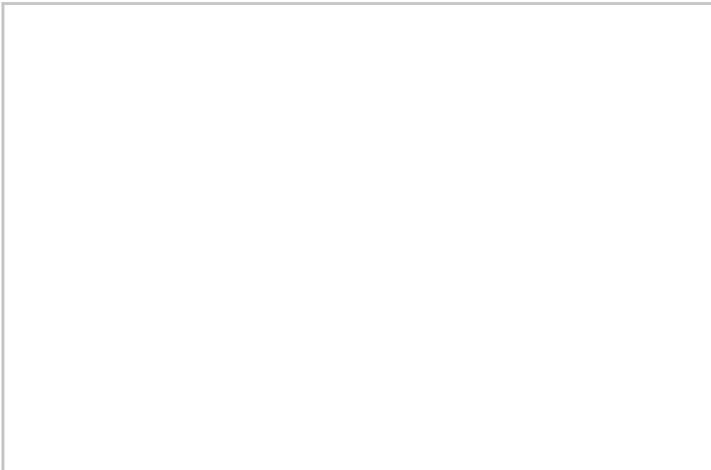
application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

By prior appointment through Scargill Mann and Co ON 01332 206620.



Road Map



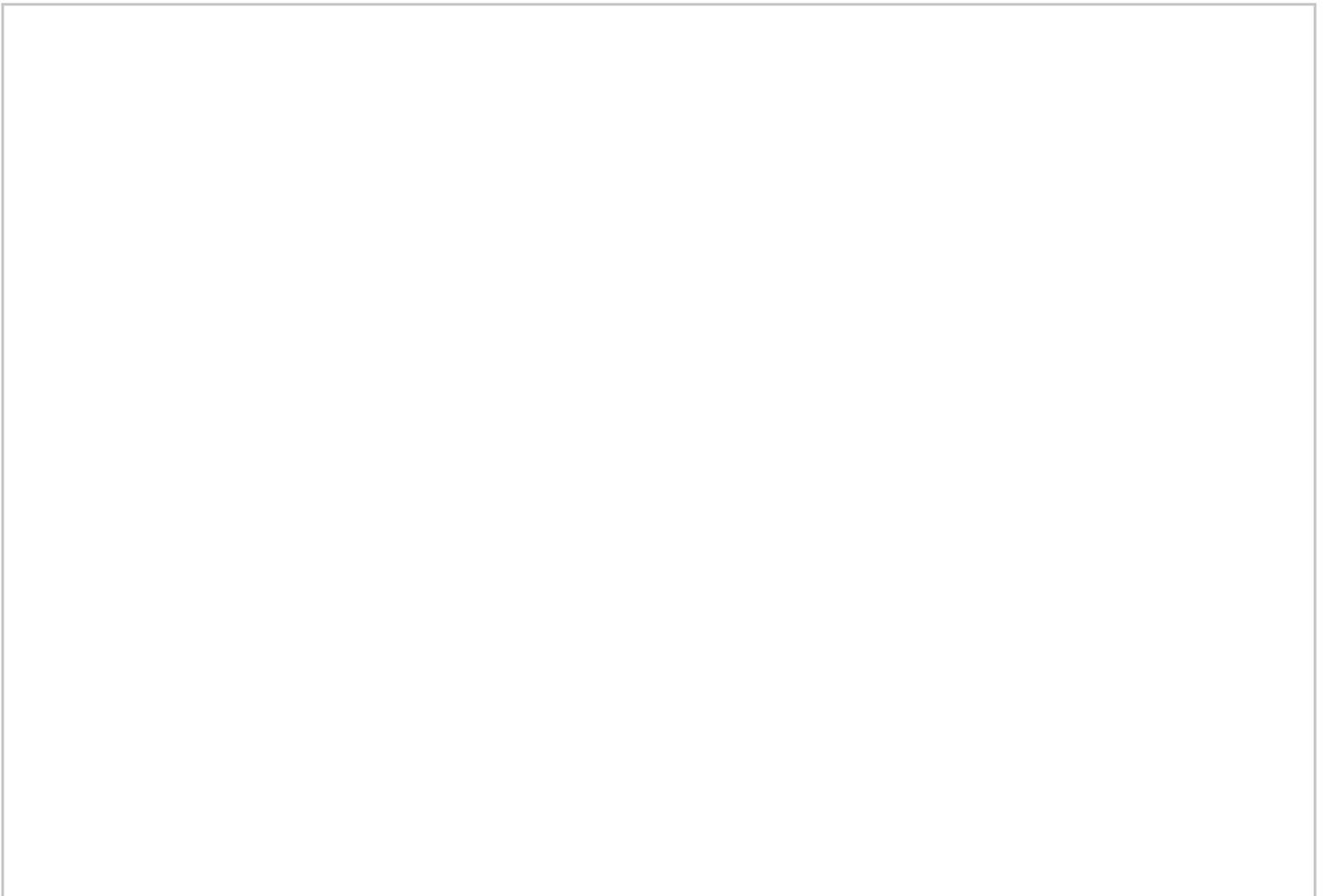
Hybrid Map



Terrain Map



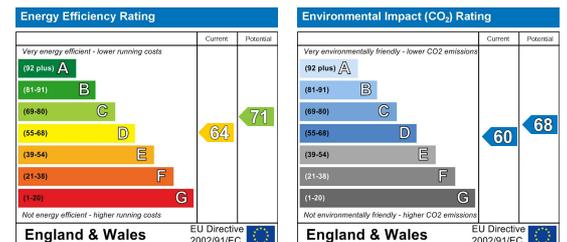
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.