

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

1 Ashley Cottages, Belle Vue Road Ashbourne, Derbyshire DE6 1AT



A unique opportunity to rent a four bedroom period, extended cottage, with unrivalled views towards Dovedale, on the outskirts of Ashbourne town centre

• Gas fired central heating • Sealed unit double glazing • Entrance hall • Sitting room with feature fireplace • Study • Well-appointed kitchen • Separate dining area • Utility room • Guest cloakroom • Principal bedroom to the first floor with built-in wardrobes • En-suite • Three further bedrooms • Well-appointed family bathroom • Exceptional views • Gardens • Parking • Highly convenient for local amenities • Panoramic views •

£1,600 Per calendar month



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GENERAL INFORMATION

Ideally suited to the professional couple or family relocating, this skilfully extended light and spacious period residence, is located within striking distance of Ashbourne town centre and enjoys an elevated position with panoramic views over the surrounding rolling Derbyshire countryside.

Internally the gas centrally heated living accommodation briefly comprises, entrance hall, spacious sitting room with feature fireplace and unrivalled countryside views, well-appointed kitchen with dining area, separate dining room/study, guest cloakroom/shower room, to the first floor principal bedroom has built-in wardrobes and en-suite bathroom, further double bedroom with access to the family bathroom and two further bedrooms.

To the rear of the property, is a paved garden area with stunning rural views over the surrounding Derbyshire countryside.

Parking is found to the front.

LOCATION

Ashbourne itself has a choice of restaurants, reputable public houses, supermarkets, boutiques, cafés and other shops. The A52 ensures fast access to the city of Derby. Nottingham and beyond. The A515 ensures fast connection to the A50 dual carriageway providing swift onward travel to other regional centres and the motorway network.

ACOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With feature tiled flooring, exposed brickwork and beamed ceiling, double central heating radiator and useful cloaks cupboard. Doorway leads to:-

SITTING ROOM 5.89m x 3.75m (19'4" x 12'4")

With wood grain effect laminate flooring, feature fireplace incorporating an open fire, with tiled surround and hearth, two double central heating radiators, TV aerial point, recessed book shelving, feature UPVC double glazed double doors providing access to the rear patio with unrivalled views of the surrounding countryside. UPVC double glazed windows to both side and front elevations.

STUDY/FORMAL DINING ROOM/SECOND SITTING ROOM 4.66m x 3.77m (15'3" x 12'4")

Please note this is an irregular shaped room. With feature decorative fireplace, beamed ceiling and windows to both front and side elevations.

WELL-APPOINTED KITCHEN 4.62m x 3.55m (15'2" x 11'8")

With a range of fitted base, wall and drawer units having matching cupboard fronts, roll edge wood grain effect preparation surfaces with ceramic 1½ basin sink unit with draining board and hot and cold mixer tap in chrome, complementary tiled splashbacks, gas fired Aga, pantry with fitted shelving and lighting, beamed ceiling and plumbing suitable for an automatic dishwasher.



DINING AREA 4.03m x 4.02m (13'3" x 13'2")

With double central; heating radiator, sealed unit double glazed window to the side and double glazed double doors with stunning views to the rear elevation. Further UPVC double glazed window to the side.

UTILITY ROOM 2.44m x 2.08m (8'0" x 6'10")

With a range of base, wall and drawer storage units having matching cupboard fronts, inset ceramic sink unit with mixer tap, plumbing suitable for an automatic washing machine, complementary ceramic wall tiling, central heating radiator and wall mounted gas boiler servicing the central heating system. UPVC double glazed window to the rear and solid panelled and double glazed door provides access to the rear garden.

SHOWER ROOM

Comprising, shower cubicle, with thermostatic mixer shower, low flush w.c., wall mounted wash hand basin, central heating radiator, vinyl flooring, ceramic wall tiling and extractor fan.

TO THE FIRST FLOOR

SPLIT LEVEL LANDING

With two useful storage cupboards, double central heating and doorway leads to:-

PRINCIPAL BEDROOM 5.97m x 3.76m (19'7" x 12'4")

With double radiator, built-in wardrobes, UPVC double glazed windows to the front and rear

elevation with fine far reaching views. Useful additional storage cupboard and doorway leads to:-

EN-SUITE BATHROOM

Comprising, panelled bath with thermostatic mixer shower over, low flush w.c., pedestal wash hand basin, feature exposed brickwork, centrally heated ladder style chrome towel rail and sealed unit double glazed roof light to the front.

BEDROOM TWO 4.51m x 4.03m (14'10" x 13'3")

With central heating radiator, UPVC double glazed window to the side and further UPVC double glazed window with stunning views to the rear. Doorway leads to the family bathroom.

BEDROOM THREE 4.88m x 2.35m (16'0" x 7'9")

With central heating radiator and windows to both front and side elevations.

BEDROOM FOUR 3.82m x 2.31m (12'6" x 7'7")

Please note this is an irregular shaped room. Central heating radiator and window to the front elevation.

FAMILY BATHROOM

Accessed from the landing or bedroom two. With full modern suite in white, comprising, pedestal wash hand basin, low flush w.c., panelled bath with thermostatic mixer shower over, bi-fold shower screen, complementary ceramic wall tiling, modern vinyl flooring, centrally heated ladder style towel rail, recessed spot lighting, extractor fan and sealed unit double glazed Velux roof light.



OUTSIDE & GARDENS

Directly to the rear of the property and a true feature is the patio area with unrivalled views over the surrounding rolling Derbyshire countryside.

To the front of the property, ample off-street car standing can be found.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available from 10th September 2021.

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.

DIRECTIONAL NOTE

From our Ashbourne office proceed up Market Place taking the first turning left into Union Street, shortly thereafter bear left into Belle Vue Road, continue past Spire Close and take the turning right sign posted "The Coach House". Continue to the end of the lane where the property is located on the right.

VIEWING

By prior appointment through Scargill Mann & Co. Ashbourne Office on 01335 345460



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		69	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		64	76
		EU Directive 2002/91/EC	

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

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