

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Paddock Cottage, Near Idridgehay, Belper, Derbyshire DE56 2SD



A sumptuously appointed and individual character cottage, offering two bedroom accommodation, enjoying a fine position, within an idyllic private estate with far reaching views over open countryside.

- Lounge with character feature fireplace
- Formal dining room with feature fireplace
- Large farmhouse style kitchen with adjacent utility room and cloakroom
- Ground floor bathroom
- Two genuine double bedrooms to first floor
- Established mature garden with panoramic views
- Double garage
- Gated entrance
- **VIEWING RECOMMENDED**

£795 Per calendar month



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GENERAL INFORMATION

Occupying an exquisite position within an highly favoured hamlet providing fast access to Ashbourne, Belper, Derby and Wirksworth this charming, period individual two bedroom detached cottage with stunning views over open countryside.

Internally the property provides delightful accommodation being sumptuously appointed to a high standard and offers lounge with character feature fireplace, superb dining room with Victorian style decorative fireplace, good sized farmhouse kitchen being comprehensively equipped with fitted units and exposed King truss beams, there is an adjacent utility room and useful ground floor cloakroom, there is a full three piece bathroom suite to the ground floor and two genuine double bedrooms to the first floor.

Outside is an established garden laid mainly to lawn with magnificent views over open countryside, detached double garage and there is gated entrance with a gravelled drive approach.

LOCATION

The property is situated an equal distance between Ashbourne, Derby, Belper and Wirksworth, with ease of access to Carsington Reservoir, Peak National Park and local facilities within the centres previously mentioned.

ACCOMMODATION

ON THE GROUND FLOOR

REAR HALLWAY

With stairs to the first floor off, understairs storage cupboard and French doors providing access to the rear garden,

GROUND FLOOR BATHROOM

With low level WC, wash hand basin, panelled bath with shower over, central heating radiator and wall light point.

LOUNGE 3.6m x 3.53m (11'10" x 11'7")

With central heating radiator, wall light point and attractive feature stone fireplace with open hearth.

DINING ROOM 4.71m x 3.64m (15'5" x 11'11")

With wall light points, decorative feature fireplace in pine with cast iron insert and slate heart and central heating radiator.

FARMHOUSE STYLE KITCHEN 6.53m x 3.9m (21'5" x 12'10")

With an attractive range of white painted units offering 1½ bowl inset sink unit and mixer tap over, a range of base cupboards and drawers with work surfaces over, tall food/brook cupboard and complementary wall mounted cupboards.

Space for Range type cooker and other appliances, tiled floor, exposed King truss beams, central heating radiator and French door providing access to the rear garden.

UTILITY ROOM 2.84m x 1.29m (9'4" x 4'3")

With tiled floor, inset sink unit and base cupboard



beneath. Plumbing for an automatic washing machine, central heating radiator, tiled floor and courtesy door to the rear.

CLOAKROOM

With low level WC, wash hand basin and tiled floor.

ON THE FIRST FLOOR

PASSAGE LANDING

With central heating radiator and under eaves storage cupboard.

BEDROOM ONE 3.56m x 3.67m (11'8" x 12'0")

With central heating radiator and wall light points.

BEDROOM TWO 3.69m x 3.68m (12'1" x 12'1")

With central heating radiator and wall light points.

OUTSIDE & GARDENS

There is a delightful garden with sweeping gravelled drive leading to a detached garage and a private lawned garden with magnificent views.

DETACHED GARAGE

With double doors to the front and courtesy door to the rear.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Employed only. 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. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

DIRECTIONAL NOTE

From Derby proceed via the main Duffield Road (A6), travelling to Duffield and then at the traffic lights take a turning left into Wirksworth Road (Broadway), then proceed along the Wirksworth Road for approximately three miles, taking the turning left for Idridgehay, then take the first turning right for Ireton Wood. Following the road for approximately one mile, the property is then situated on the right hand side, at the staggered junction.

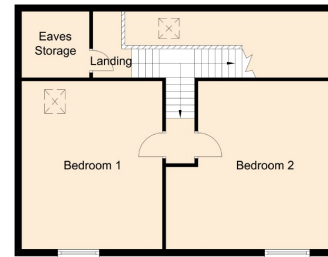
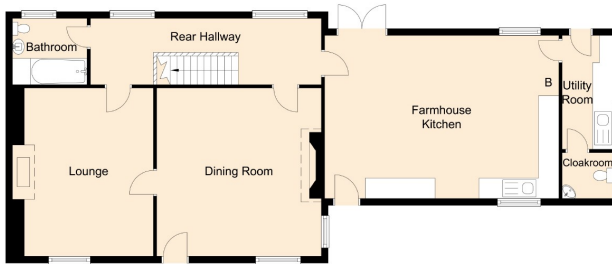
VIEWING

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



Ground Floor

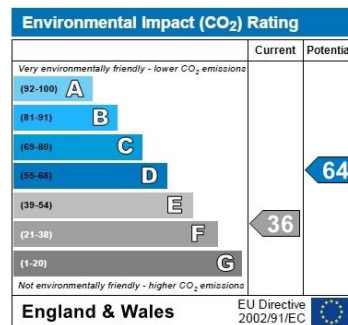
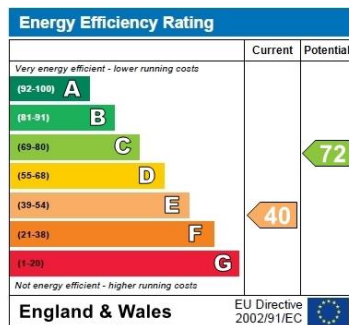
First Floor



Paddock Cottage, Ireton Wood, Idridgehay, DE56 2SD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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