

# SCARGILL MANN & CO.

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## Rose Cottage, Main Road Hulland Ward, Ashbourne, Derbyshire DE6 3EA



**A most impressive recently refurbished four bedroom double fronted semi-detached cottage located in the highly desirable village of Hulland Ward.**

- **NO UPWARD CHAIN**
- Complete professional renovation • Newly double glazed and brand new gas central heating system
  - Entrance hall with lounge off
  - Superb open plan dining kitchen with complete range of appliances and useful pantry off
    - Four first floor bedrooms and brand new bathroom
- Pleasant enclosed courtyard/ patio area with lawned garden • Driveway and detached garage
  - Beautifully semi-rural location • **VIEWING ESSENTIAL** •

**Offers over £240,000**



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## GENERAL INFORMATION

### THE PROPERTY

This is a rare and exciting opportunity to acquire a newly refurbished, charming, double fronted semi-detached cottage. The property has undergone a complete transformation and we have been advised by the vendor that the property has been re-wired, re-plumbed as well as new windows throughout. The cottage is superbly presented and sold with the benefit of no upward chain. The accommodation comprises entrance hall with staircase to first floor, lounge with sliding patio door to rear courtyard garden. Large open plan dining kitchen with a complete range of appliances and a most useful pantry off. Four first floor bedrooms and brand new bathroom with white suite.

Outside, the property is set back behind attractive fore garden bounded by brick walling, picket fence and gate. There is a tarmac driveway to the side which leads to the detached single garage. To the rear of the property is lawned garden as well as private patio area.

### LOCATION

Hulland Ward is a beautiful semi-rural village approximately 10 minutes from the market town of Ashbourne. Ashbourne is a charming town on the edge of the Peak District. It offers a wealth of amenities including boutique style shops, cafés, independent shops and reputable primary school as

well as Queen Elizabeth Grammar School. Hulland Ward is set amid beautiful open countryside providing fabulous walks. Within the village there are two popular public houses and petrol station with shop. It also provides easy access to Derby and Belper.

### ACCOMMODATION

#### **PANELLED ENTRANCE DOOR**

With feature sealed unit double glazed and leaded inset provides access to:

#### **HALL**

With staircase to first floor. Panelled door to:

#### **LIVING ROOM 5.79m x 2.64m (19'0" x 8'8")**

With central heating radiator. TV aerial point. uPVC double glazed window to front. Matching sliding patio door to private rear garden.

#### **SPACIOUS DINING KITCHEN 5.82m x 4.29m (19'1" x 14'1")**

A beautiful light and airy room with dual aspect uPVC double glazed window to both front and rear, the latter offering impressive views in the distance. Good size dining/ lounge area. Central heating radiator. Brand new quality fitted kitchen with woodgrain effect preparation surfaces with matching up-stands and stylish tiled splash backs. Ceramic one and a quarter sink unit with mixer tap. Quality fitted base cupboards and drawers, complementary range of wall mounted cupboards. Inset four plate gas hob with built-in fan assisted electric double oven and grills. Integrated dishwasher and washing machine.



American style fridge/ freezer. Woodgrain effect laminate floor covering. Panelled double glazed door to side. Further panelled door to:

#### **MOST USEFUL PANTRY**

With continuation of the woodgrain effect laminate flooring. uPVC double glazed window to rear.

#### **FIRST FLOOR ACCOMMODATION**

##### **LANDING**

With central heating radiator. Access to loft space. Panelled door to airing cupboard housing the brand new Ideal gas fired combination boiler.

##### **BEDROOM ONE 3.83m x 3.72m (12'7" x 12'2")**

With central heating radiator. uPVC double glazed window to front. Latched panelled door to useful cupboard/ wardrobe.

##### **BEDROOM TWO 4.33m x 2.88m (14'2" x 9'5")**

With central heating radiator. TV aerial point. uPVC double glazed window to front.

##### **BEDROOM THREE 3.67m x 1.94m (12'0" x 6'4")**

With central heating radiator. uPVC double glazed window to rear with impressive view in the distance.

##### **BEDROOM FOUR 2.88m x 1.97m (9'5" x 6'6")**

With central heating radiator. uPVC double glazed window again with impressive view in the distance.

##### **WELL APPOINTED BATHROOM 2.19m x 1.93m (7'2" x 6'4")**

Mainly tiled with a period style white suite comprising low flush w.c., pedestal wash hand basin and panelled

bath with integrated shower. Chromium towel radiator. Extractor fan. uPVC double glazed window to rear.

#### **OUTSIDE AND GARDENS**

Rose Cottage is a charming double fronted residence set back behind brick wall with picket fence and gate. Adjacent to this is a newly laid tarmac driveway providing access to a detached single garage.

To the rear of the property is a private courtyard/ patio bounded by close-slat timber fencing and further lawned section.

#### **COUNCIL TAX BAND**

Derbyshire Dales - Band C

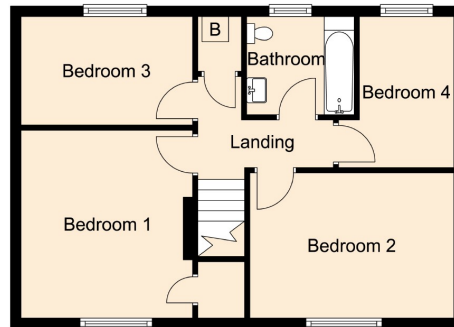
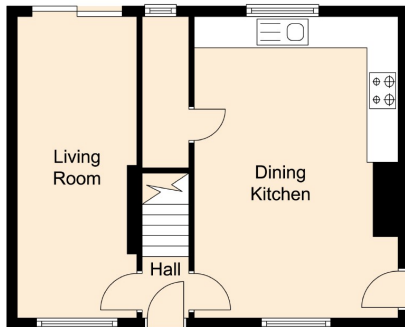
#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Ashbourne office (BA/DLW May 2020)



Ground Floor

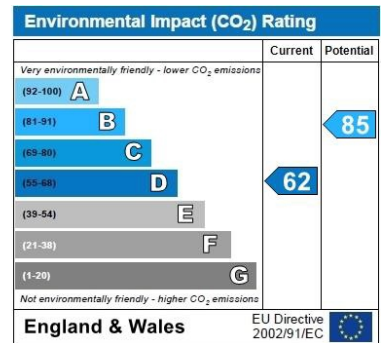
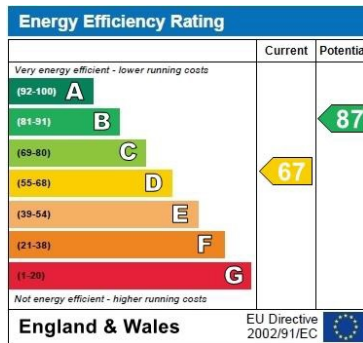
First Floor



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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**



**CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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