



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —



Briar Cottage, Main Street, Kirk Ireton, Ashbourne, Derbyshire DE6 3LD
£349,950 - Freehold

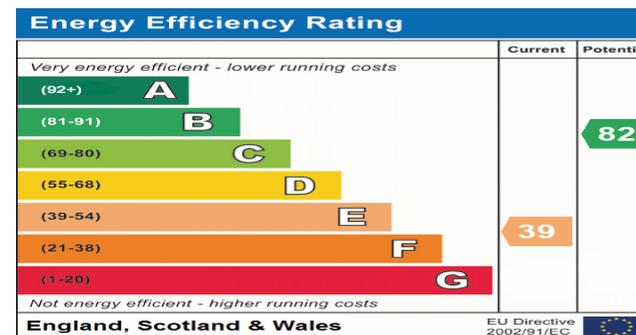


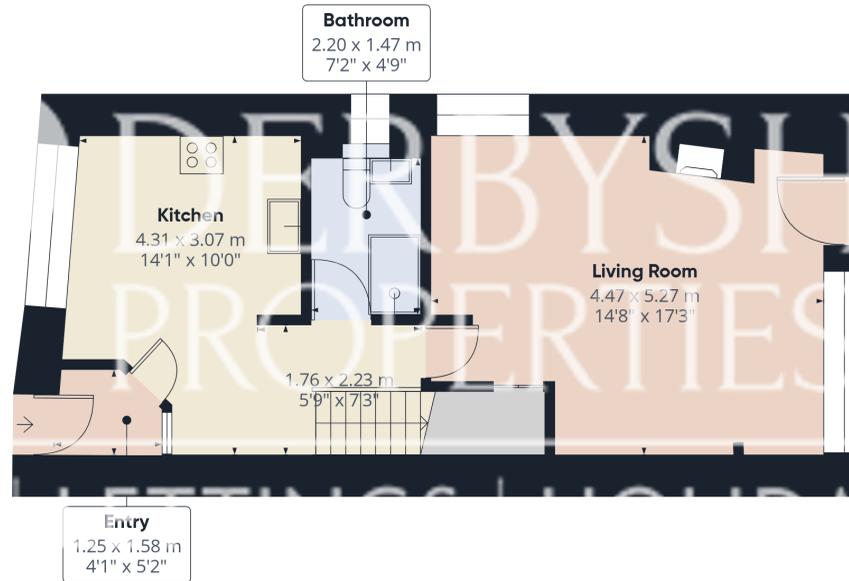
PROPERTY DESCRIPTION

Located in the highly desirable Peak District village of Kirk Ireton, this beautifully presented and deceptively spacious cottage seamlessly blends a wealth of original character features with modern living. The accommodation briefly comprises an entrance porch, farmhouse-style kitchen/dining room, attractive ground-floor shower room, and a generous living room featuring a log-burning stove. To the first floor, a landing provides access to two double bedrooms and a well-appointed bathroom. Externally, the property enjoys a charming rear courtyard garden, enclosed by attractive stone walling with integrated lighting.

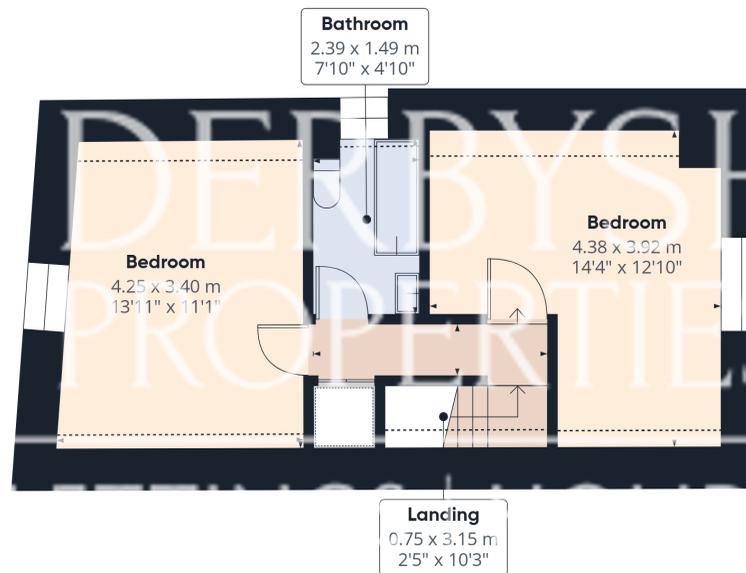
POINTS OF INTEREST

- Beautiful Cottage
- Highly Desirable Location
- 2 Double Bedrooms & 2 Bathrooms
- Courtyard Garden
- Stunning Farmhouse Style Kitchen
- Spacious Living Accomodation
- Ideal Downsize Or Holiday Let
- Viewing Absolutely Essential





Ground Floor



Floor 1



Approximate total area⁽¹⁾

76.9 m²

830 ft²

Reduced headroom

3.3 m²

35 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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