

Daisy Cottage, The Green, Kirk Langley, Ashbourne, Derbyshire.

DE6 4NN

£525,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Daisy Cottage is a beautifully presented three bedroom cottage surrounded by countryside in the picturesque village of Kirk Langley. Enjoying a delightful lounge with charming wood burner and wooden ceiling beams. Characterful kitchen with bespoke units, quality slate flagstone floor and access into a large pantry. The ground floor is completed by a guest cloakroom and useful entry. The character continues to the first floor where there are three bedrooms; all with latch doors and superb views. Bathroom with luxurious roll top bath and separate shower cubicle. To the outside there is a gravelled driveway providing ample off-road parking leading to a detached garage. The beautifully maintained gardens are arranged to both side and rear elevations, creating an unusually large plot with potential to extend or build (subject to necessary consents) Rare to the market and must be viewed to enjoy the wonderful views and character of this beautiful quaint cottage. \*\*\*Ecclesbourne School catchment

## FEATURES

- Surrounded by countryside
- Located within the Ecclesbourne School catchment
- Bespoke breakfast kitchen & guest cloakroom
- Inviting lounge with charming wood burner
- Wooden ceiling beams & internal latch doors
- Three bedrooms all with lovely views
- Bathroom with roll top bath & separate shower cubicle
- Driveway & garage
- Beautifully maintained gardens
- Superb Cottage in a wonderful peaceful location



# ROOM DESCRIPTIONS

## Ground Floor

### Accommodation

This lovely property is approached via an exterior door with glazed centre panels and outdoor coach light into:

### Entrance Porch

with double glazed window to side elevations and internal door into:

### Warm & Inviting Living Room

5.88m x 4.22m (19' 3" x 13' 10") The focal point of this delightful room is a charming wood burner set within a brick fireplace with tiled hearth and wooden mantel. Wooden ceiling beams enhancing the character of this room, wall lights, central heating radiator and double glazed windows to front elevation.

### Inner Hall

0.93m x 0.85m (3' 1" x 2' 9") with ceiling light point, storage cupboards and stairs leading to first floor.

### Well-appointed Kitchen

5.37m x 3.08m (17' 7" x 10' 1") Re-fitted with a matching range of quality eye and base level units with solid wood work surfaces over incorporating a Belfast sink with swan neck mixer tap. Complementary mosaic style ceramic splashback tiling and slate flagstone flooring. Stainless steel Range cooker with induction hob and matching extractor over. Space for washing machine and tall fridge/freezer. Recessed spotlights to ceiling, wooden ceiling beams, access to pantry and double glazed windows to both side and rear elevations enjoying a delightful outlook. Door into:

### Entry

1.61m x 0.78m (5' 3" x 2' 7") with exterior door leading onto the rear garden and door into:

### Guest Cloakroom

appointed with a white two-piece suite comprising of a wall mounted wash hand basin with splashback tiling and WC. Ceiling light point, central heating radiator and double glazed window to side elevation.

## First floor

### Landing

0.91m x 0.86m (3' 0" x 2' 10") with ceiling light point and spilt-level stairs providing access to bedrooms and bathroom.

## Bedroom One

4.19m x 2.62m (13' 9" x 8' 7") Benefiting from fitted wardrobes and drawers. Ceiling light point, central heating radiator and double glazed window to front elevation enjoying a distant view.

## Bedroom Two

3.46m x 3.10m (11' 4" x 10' 2") Double in size with wooden floor, window to both side and rear elevations. Ceiling light point, wooden ceiling beam, over-stairs storage cupboard and central heating radiator. Loft hatch providing access to roof space.

## Bedroom Three

4.24m x 2.09m (13' 11" x 6' 10") with ceiling light point, central heating radiator, loft hatch providing access to roof space and double glazed window to front elevation enjoying a distant view.

## Bathroom

4.19m x 1.81m (13' 9" x 5' 11") appointed with a white four-piece suite comprising of a shower cubicle, luxurious roll top bath with claw feet, traditional taps and shower attachment. Pedestal wash hand basin and WC. Recessed spotlights to ceiling, wooden ceiling beam, velux window, central heating radiator and double glazed window to rear elevation.

## Outside

To the front of the property is a small gravelled garden and farm gate leading onto the gravelled driveway providing off-road parking. Detached garage (15'0" x 8'7") with double doors. The delightful gardens are arranged to both side and rear elevations, with lawn sections, inset gravelled pathways and seating area. Flower beds and paved patio area providing an ideal area to relax and enjoy the countryside.

## NB:

The property has oil fired central heating

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







# FLOORPLAN & EPC

