



The Cottage

Ednaston



**The Cottage
Hollington Lane
Ednaston
Ashbourne
Derbyshire
DE6 3AE**



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A beautiful two bedroom cottage located in the much sought after village of Ednaston with off road parking to the front and cottage garden with brick sheds to the rear.

Conveniently located just 5.4 miles from the traditional town of Ashbourne and just over 9 miles from the city of Derby.

The accommodation has much character with the main reception room having a beautiful inglenook fireplace with log burning stove.

For sale with no upward chain

Asking Price:

£325,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The main access door has been recently replaced and provides access into the beautiful **Sitting Room**, being a spacious reception room having a beautiful feature inglenook fireplace with stone hearth and surround and cast iron log burning stove. Charming exposed beams to ceiling and exposed timbers inset within the feature wall. Internal access door to Dining Room, Bathroom and Kitchen, stairs rising to first floor and understairs storage cupboard.

The Formal **Dining Room** has a feature brick fireplace and exposed beams to ceiling and exposed timbers inset within the wall.

The **Kitchen** is situated to the rear of the property with door providing access to the rear garden. Fitted with a range of matching wall and base units with work surface over, electric cooker and under counter appliance space with plumbing for washing machine, wall mounted central heating boiler.

Access from the Lounge is a **Ground Floor Shower Room** with three piece shower suite comprising, Shower cubicle, pedestal wash hand basin and low flush WC.



First Floor

The **Landing** is access from a staircase leading from the lounge, it provides access to both bedrooms and the first floor wash room., with window to the rear

Bedroom One has an extensive range of built-in wardrobes to one wall and window to front. **Bedroom Two** is another double bedroom with a range of fitted bedroom furniture and walk-in cupboard and window to front.

The **Washroom** is fitted with a low flush WC and hand wash basin



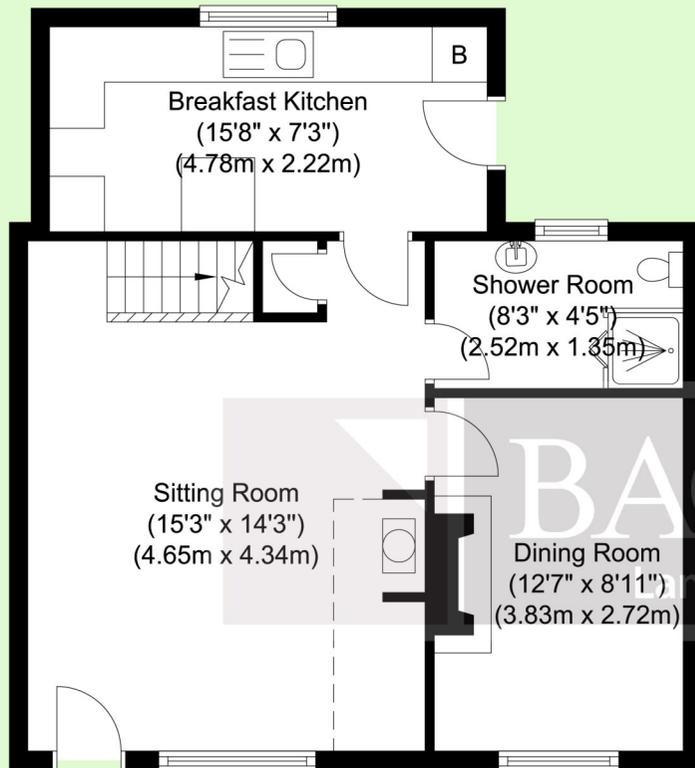
Externally

The property is accessed from the lane directly through double vehicular gates onto the block paved forecourt drive which provides off road parking for a number of vehicles.

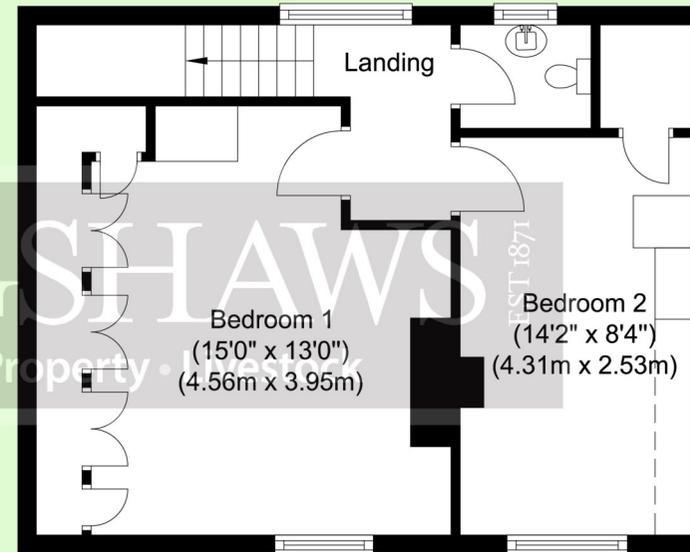
To the rear is a cottage garden with steps leading up to the lawned garden and access to two brick built sheds providing useful outside storage.



Ground Floor



First Floor



The Cottage, Hollington Lane, Ednaston, Ashbourne DE6 3AE

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

General Information

Services:

The property benefits from mains electricity, water and drainage. Oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority:

Derbyshire Dales District Council— 01629 761100

Directions:

What3words:///worked.redouble.balconies

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band – B

Broadband Connectivity:

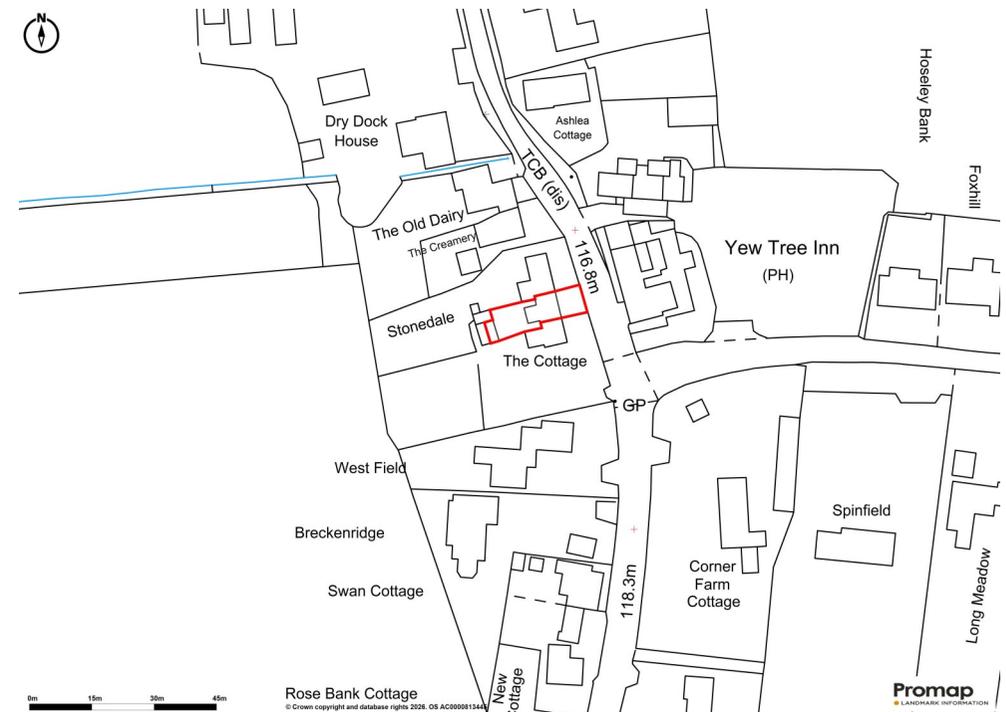
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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