



**The Cottage Hollington Lane**  
Ashbourne

Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership



# The Cottage Hollington Lane

## Ashbourne

### Derbyshire, DE6 3AE



Located in the picturesque village of Ednaston is this pretty 2 bed roomed country cottage packed full of character.

Entering the property through the front door, you step into a large living room with traditional beams and a log burning stove set in a stone inglenook.

**Per Month**  
**£825 Per Month**

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

#### Living Room

15'5" \* 14'1"

Wood burning stove, new carpets, radiator, front door, stairs to bedrooms

#### Dining Room

12'5" x 8'10"

New carpets, radiator, fire place

#### Shower Room

8'2" x 4'3"

Shower, WC and wash basin, new vinyl flooring and radiator

#### Kitchen

15'8" \* 7'2"

Wall and base units, boiler, back door, vinyl floor, tiled splashback, stainless steel sink

#### Bedroom 1

15'1" x 12'9"

New carpets, fitted wardrobes, radiator

#### Bedroom 2

14'1" x 8'2"

New carpets, radiator, fitted wardrobes and vanity area, linen closet

#### WC

3'3" x 4'7"

WC, basin, vinyl flooring

#### Outside

The cottage has a lower level paved garden to the immediate rear with steps leading up to a higher level lawned garden. At the foot of this area of garden access via the garden path is a useful brick built building providing outside storage with four pedestrian timber doors providing access. Parking for 1 vehicle to the front of the property.

#### Viewings, Applications and References

All viewings to be made by prior appointment via Bury and Hilton.

#### Agents Notes

Bury & Hilton 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. Bury & Hilton 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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