

Home 2 Sell

Quality Service For Less



## The Cottages

The Green, Ildridgehay, DE56 2SJ

Offers Around £575,000





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## Entrance Porch

The property is entered via a wooden glazed door, having a quarry tile floor, windows to the side, front and rear elevations, exposed stone wall and a Georgian style door leading to the Dining Room.

## Dining Room

12'7" x 9'1" (3.86m x 2.77m )

Having a traditional quarry tile floor, central heating radiator, recessed ceiling lighting and a double glazed window to the side elevation.

## Kitchen

10'5" x 11'2" (3.18m x 3.42m )

Having an impressive traditional style kitchen comprising of hand painted solid wood base units, matching drawers and fitted wall cupboards either side of the chimney breast with wooden block work surfaces over incorporating a porcelain Belfast style sink with a swan neck mixer tap. Complimentary splash back tiling, range cooker, recessed ceiling lighting, central heating radiator, two PVCu double glazed windows to the side elevation over looking the garden, cast iron feature fire place and tiled flooring.

## Utility

10'5" x 6'11" (3.20m x 2.12m )

Having two PVCu double glazed windows to the side elevation, fitted cupboard, space and plumbing for an automatic washing machine, space for a fridge freezer and tile flooring.

## Guest Cloakroom WC

6'11" x 4'4" (2.12m x 1.34m )

Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin with tiled splash backs, PVCu double glazed opaque window to the side elevation, chrome ladder style heated towel rail and ceiling light.

## Lounge

20'0" x 12'7" (6.12m x 3.85m )

This generously proportioned room enjoys an open living area having an inset multi fuel burning stove set on a raised hearth with exposed Derbyshire grit stone lintel. Two PVCu double glazed windows to the side elevation, double doors to the conservatory, laminate wood grain effect flooring, a double glazed window to the opposite side elevation, two central heating radiators, two ceiling lights and stairs off to the first floor landing.

## Conservatory

10'7" x 9'10" (3.23m x 3.00m )

Having a PVCu sealed unit double glazed conservatory set on a solid brick base with a polycarbonate roof system, with French doors leading into the beautiful garden. Having a wall mounted electric heater, ceiling light and tiled flooring.

## To the first floor landing

Giving access to the bedrooms and bathroom and wall light.

## Master Bedroom

10'7" x 11'0" extending 12'6" (3.25m x 3.37m extending 3.83m )

With a PVCu double glazed windows to the side and rear giving countryside views, feature cast iron fireplace, central heating radiator and ceiling light.

## Bedroom Two

11'1" x 10'8" (3.40m x 3.27m )

Having a PVCu double glazed window to the side elevation with garden aspect, central heating radiator and ceiling light.

## Bedroom Three

9'1" reducing 6'1" x 12'7" reducing 9'8" (2.78m reducing 1.86m x 3.85m reducing 2.97m )

Having a PVCu double glazed window to the front elevation

offering stunning countryside views, central heating radiator and ceiling light.

### Shower Room

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a walk in shower enclosure having an electric shower unit. With a PVCu double glazed window, complimentary feature wall panelling, heated towel rail, tiled flooring, extractor fan and lighting.

### Office/Workshop

9'7" extending 14'6" x 14'11" reducing 8'3" (2.94m extending 4.42m x 4.55m reducing 2.54m )

Workshop/home office which was originally a garage with storage space, door to the front, sky light and window to the front offering countryside views. Electric heater.

### Note

Oil powered Boiler system that services the domestic hot water and central heating system.

### Outside

Outside the property is set back from the road having a driveway providing generous off road parking. The property sits in its own grounds having an extensive manicured lawn with mature trees and established well stocked borders. Seating area making an ideal space for el fresco dining and entertaining, pergola and gated separate access from the side road.

### Area

The property occupies a delightful rural location situated above the village of Idridgehay which has the benefit of the Black Swan Pub/Restaurant. It is located approximately 7 miles from the centre of Ashbourne known as the gateway to Dovedale and the famous Peak District National Park and local leisure activities include Carsington Water with its fishing and sailing. A wider range of amenities are available in the charming old town of Wirksworth approximately 4 miles to the north.

The City of Derby is only 10 miles away and Derby's outer ring road provides convenient access to major trunk roads, the motorway network and many other midland and northern centres including the M6 and M1 Motorways and East Midlands International Airport. There is a regular train service from Derby to London St Pancras which takes approximately 95 minutes.

### Directional Note

From our Belper Office proceed out of Belper on the A517. Continue on this road until you reach the crossroads and The Railway public house on the right hand side. Turn right at the traffic lights towards Wirksworth for about 1.5 miles turning left at the Church onto Cliff Ash Lane. The property will be found on the left hand side at The Green.





Road Map



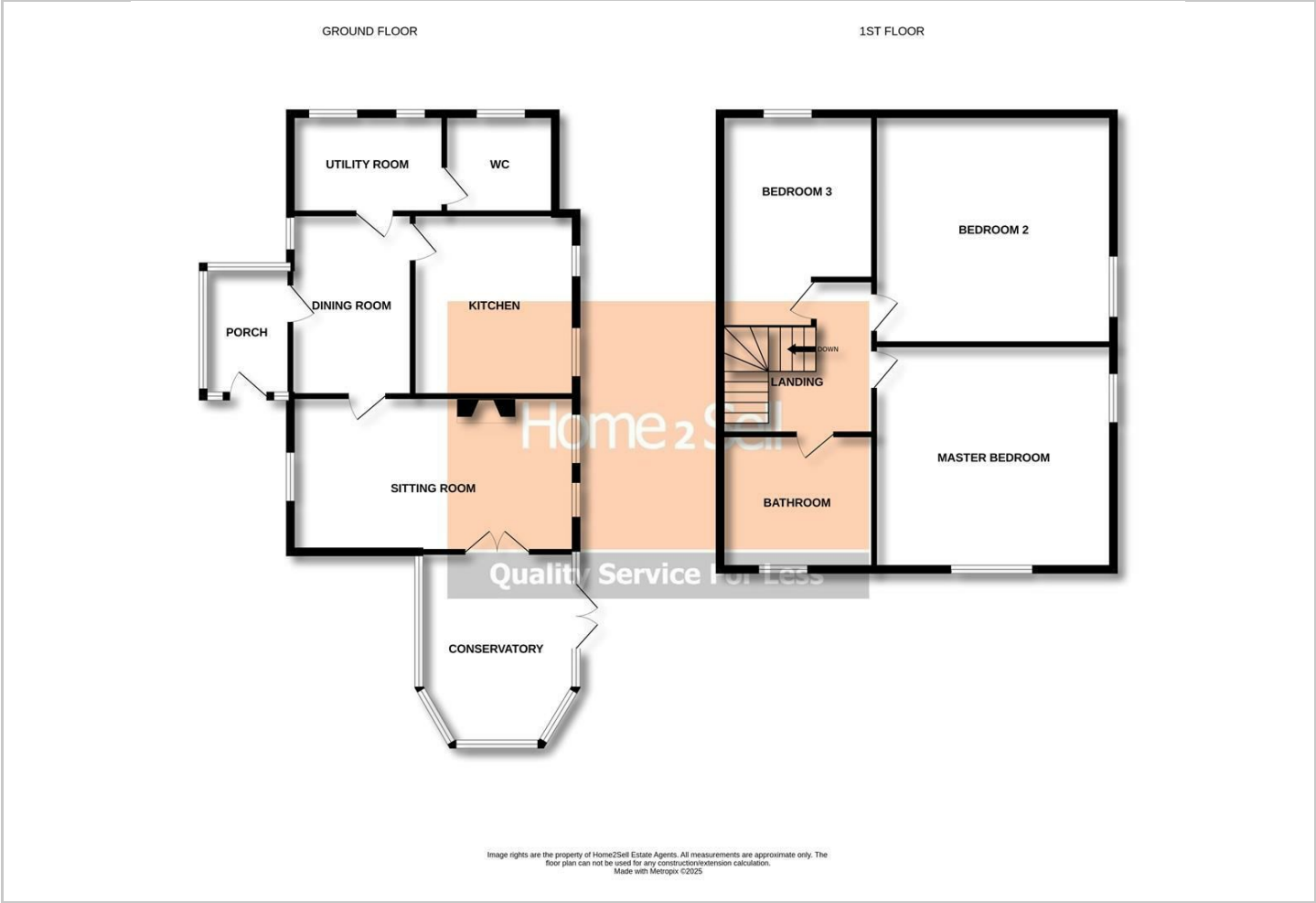
Hybrid Map



Terrain Map



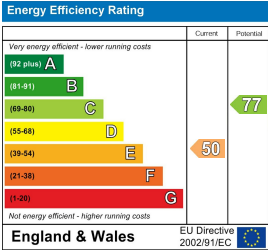
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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