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5, DE6
£269,950



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



DELIGHTFUL CHARACTER COTTAGE - An attractive two/three bedroom detached cottage of style and character with delightful south facing garden, occupying this delightful position with the heart of this sought after village, ideally situated between Derby and Ashbourne. This property would be ideally suited to a young professional couple or persons looking to downsize.

This delightful character home welcomes you with a cosy lounge featuring a stunning stone fireplace and a log burner and adjoining study area. The ground floor also features an entrance hallway, ground floor bathroom with roll top bath, dining kitchen with hand made units and beamed ceiling with adjoining utility room.

Upstairs, there are three bedrooms with a spacious primary bedroom with en-suite shower room and wc. There are two further bedrooms, which were converted from a spacious double bedroom into two smaller bedrooms and this could easily be converted back if desired.

The delightful landscaped south-facing garden offers an ideal space to relax in the sunshine added has the added bonus of useful outdoor storage and a workshop.





The Detail

Entered through a storm porch with quarry tile flooring, the property leads into an entrance hall with exposed stone walls and ceiling beams. The hallway provides access to the dining kitchen and ground floor bathroom.

The ground floor bathroom features a roll-top bath with handheld shower, fitted basin, WC, pine panelling, tiled flooring, ceiling beams, spotlights, and a shuttered double-glazed window.

The dining kitchen is well-equipped with handmade units, a Belfast sink, gas hob, electric oven, integrated dishwasher, and wooden worktops. Features include tiled flooring, ceiling beams, and a stable-style latch door to the outside. The utility room has handmade pine units, wood flooring, and a Velux window, along with space for appliances. A trap door gives access to a small cellar. An open archway leads into the kitchen.

The spacious lounge features a stone fireplace with a multi-fuel burner, exposed wooden floors, and a glazed door opening onto a raised patio with garden views. Adjoining is a study with ceiling beams, shelving, and a double-glazed window.

Upstairs, the landing offers built-in storage, ceiling beams, and a Velux window. The primary bedroom features built-in wardrobes, a granite-topped dressing table, ceiling beams, and two double-glazed windows, including a Velux. It also has an en-suite WC and fully tiled electric shower room.

The property was originally a two-bedroom home but has been reconfigured to a three-bedroom layout, offering flexibility. It





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The Location

Located in the heart of the popular Derbyshire village of Kirk Langley, Ashbourne, this property offers a wealth of character and charm. Enjoy delicious meals at nearby restaurants such as The Cow, The Bluebell and The Horseshoes.

For golf enthusiasts, Brailsford Golf Course is just a short drive away. The property is also close to beautiful countryside, perfect for those who enjoy walking and outdoor activities.

The property is located close to the local village Primary School and falls within the catchment area for the noted Ecclesbourne School Catchment.

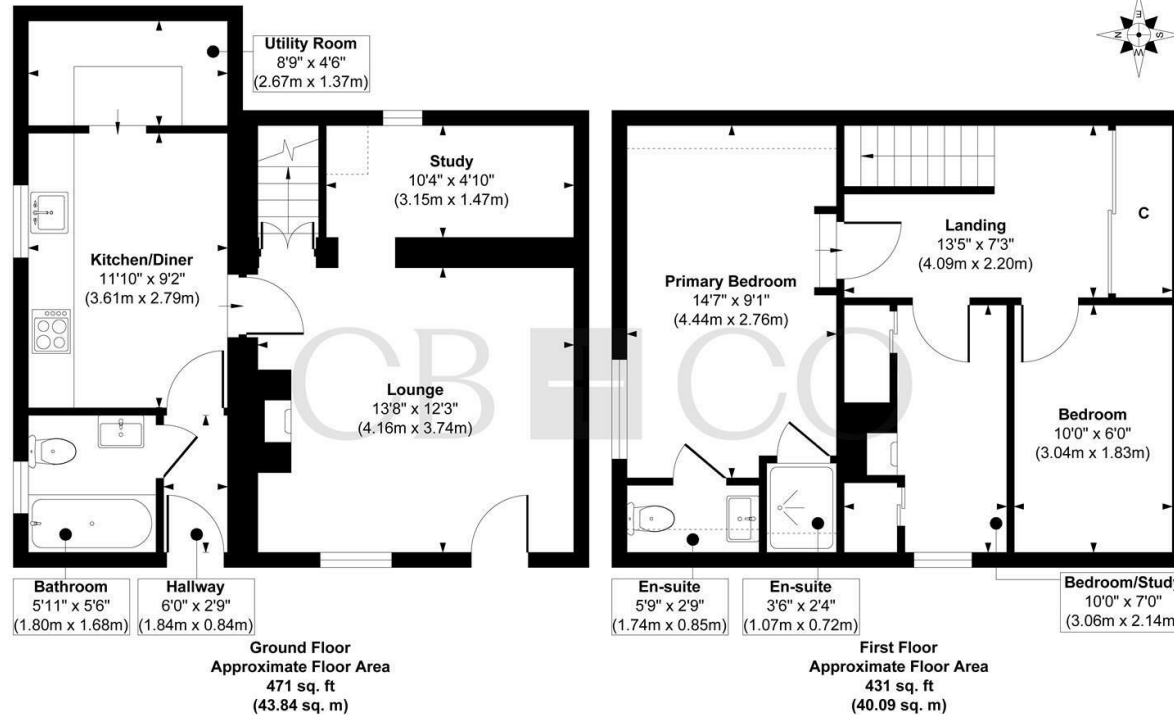
Excellent road links, including the A52 and A38, ensure easy access to Derby, Nottingham, and beyond. This location perfectly balances a serene countryside lifestyle with accessibility to shops and amenities in nearby Mickleover and also excellent amenities in the beautiful market town of Ashbourne.







Moor Lane, Kirk Langley, Ashbourne, Derbyshire



Approx. Gross Internal Floor Area 902 sq. ft / 83.93 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Delightful Extended Detached Two/Three Bedroom Cottage
- Wealth of Character & Charm - Many Period Features
- Ideal for Professional Couple or People Looking to Downsize
- Entrance Hallway, Ground Floor Bathroom with Roll Top Bath
- Beautiful Characterful Sitting Room with Log Burner
- Dining Kitchen with Handmade Units & Utility Room
- Primary Bedroom with En-Suite, Bedroom Two & Bedroom Three/Study
- Delightful South Facing Landscaped Gardens
- Close to Local Primary School & Ecclesbourne School Catchment
- On Street Car Parking Close to the House

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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Let's *Talk*

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