



## Harebell, North Lane, Brailsford, Ashbourne, DE6 3BE

**£1,600 Per Calendar**



Harebell Barn offers a true home from home experience, being beautifully appointed and furnished to provide easy, comfortable, convenient and high-quality rented accommodation in this stunning semi-rural position surrounded by Derbyshire countryside yet within easy reach of Ashbourne and Derby. Offered on a fully furnished basis. - Wifi, water, sewage, external window cleaning, gardening, included





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Previously offered as high-quality holiday cottages, this lovely home is now available on a short/long term basis and may be suitable to a variety of tenants looking for flexibility in a delightful tranquil position

Harebell Barn is far from a one bedroom home offering spacious, single level, impressive accommodation which includes underfloor heating throughout. An open plan dining kitchen provides all the necessary appliances and provision for comfortable formal or informal dining, off is a charming separate lounge with flatscreen TV and large windows and door with pleasant view. There is a large furnished double bedroom with built in wardrobes, king size bed and furniture along with a luxuriously appointed shower room

Externally, there are shared facilities including car parking, seating areas, lawn and tennis court

The barns are approached from a long welcoming drive off the main North Lane, a perfect start to any cycle ride

**ACCOMMODATION**

Entering the property into:

**OPEN PLAN DINING KITCHEN**

21'4 x 12'3 (6.50m x 3.73m)

A beautiful space having a circular dining table and chairs, sideboard cabinet, feature open ceiling with lights, revealed brickwork and high window, laminate flooring with underfloor heating

The kitchen is beautifully appointed with a range of wall and base units with matching cupboard and drawer fronts, marble work surfaces and drainer with recessed sink, chrome taps, electric oven with hide and slide door, hob and extractor fan, slimline dishwasher and washing machine, fridge with ice box

**LOUNGE**

13'11 x 12'4 (4.24m x 3.76m)

A charming room with open ceiling with attached spotlights, revealed brickwork, tall double glazed window, side window and door to outside, flatscreen TV, two sofas and coffee table, laminate flooring with underfloor heating

**BEDROOM**

16'11 x 12'0 (5.16m x 3.66m)

A large bedroom with windows to both sides, feature open ceiling with spotlights, laminate flooring with underfloor heating, built in wardrobes and store cupboard, king size bed and mattress, chest of drawers and bedside cabinet

**SHOWER ROOM**

11'9 x 4'1 (3.58m x 1.24m)

Luxuriously appointed and tiled with a walk in shower enclosure with glazed screen, mains chrome overhead shower and additional shower head, wash basin set on a vanity, WC with concealed cistern, windows, extractor fan and inset ceiling spotlights, towel radiator

**PLEASE NOTE**

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

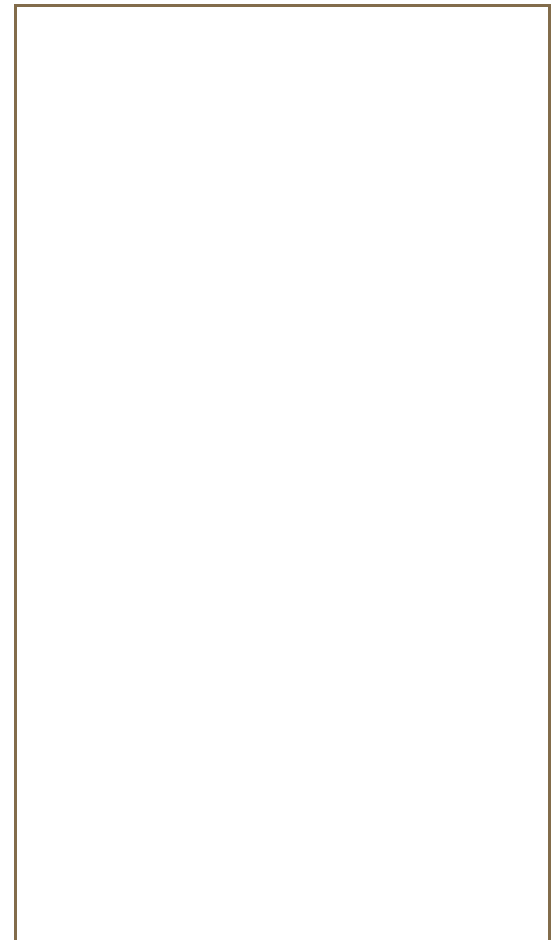
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

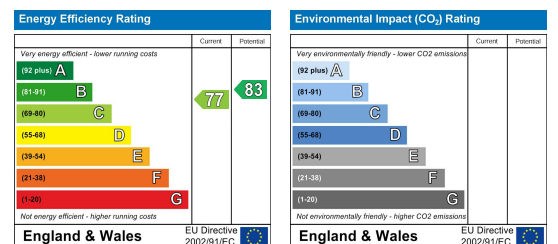
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe in being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)