



**Abbey Cottage The Green Road, Ashbourne DE6 1EE**

**welcome to**

**Abbey Cottage The Green Road, Ashbourne**

The property which benefits from stunning open field views briefly comprises of: Kitchen; Utility room/w.c; Lounge; Dining Room; Landing area; Two bedrooms; Family bathroom; Gardens; Land; Garages; Outbuilding.



**Entrance Door:**

Under a storm porch; leading into:

**Kitchen:**

12' 3" x 12' 2" ( 3.73m x 3.71m )

Having tiled flooring; central heating radiator; range of wall and base units with matching drawer units; worktop; freestanding gas cooker; cooker hood; stainless steel sink; integrated fridge; glass cabinets; part tiled walls.

**Utility Room/ W.C.:**

Having tiled flooring; central heating radiator; plumbing for a washing machine; w.c.; wash hand basin; central heating boiler; double glazed window to the side; worktop; room for further appliances.

**Dining Room:**

12' 11" x 11' 11" ( 3.94m x 3.63m )

Having central heating radiator; single glazed window to the front; french doors to the rear garden; exposed beams; wall lights; feature fireplace housing a gas fire.

**Lounge:**

16' 7" x 8' 11" ( 5.05m x 2.72m )

Having double glazed bay window to the rear; double glazed window to the side; feature fireplace housing a log burner; shelving; stairs to the first floor accommodation.

**Landing Area:**

Having airing cupboard with cylinder; storage; doors off to:

**Bedroom One:**

16' 6" x 6' 1" ( 5.03m x 1.85m )

Having double glazed windows to the rear and side elevation; cupboards; central heating radiator; wall lights.

**Bedroom Two:**

11' 11" x 9' 11" ( 3.63m x 3.02m )

Having central heating radiator; double glazed window to the front elevation; timber fireplace for

cosmetic purposes.

**Family Bathroom:**

Having central heating radiator; w.c. wash hand basin; cupboard; double glazed window to the front elevation; tiling; bath with overhead electric shower; wall lights.

**Outside:**

The property is accessed via a path from the road via a metal personal gate and to the front of the property there is a lawn area; metal fence boundaries; hard landscaped area; path; trees; store shed; brick feature arch; outdoor lights; hedge boundaries; plantings; flowers beds; metal side gate. To the side of the property there is further hard landscaped patios; lawn area; green house; lamppost; further flowers beds and plantings and a timber shed. To the rear of the property there is a large fruit and vegetable garden; tiered lawn areas; conifers; stone boundaries along with metal fence boundaries.

**Land:**

The property comes with an additional approximately 2.2 acres of land (not verified).

**Garages:**

A single block of three separate garages having manual up and over doors.

**Brick Outbuildings:**

Situated towards the end of the land is a brick barn ideal for storage and accessed via a timber door.

**Please Note:**

Photos may have been taken using a wide angle lens.



**view this property online** [bagshawsresidential.co.uk/Property/ABN106012](http://bagshawsresidential.co.uk/Property/ABN106012)



welcome to

## Abbey Cottage The Green Road, Ashbourne

- NO UPWARD CHAIN
- Character Cottage
- Approximately 2.2 acres of land included
- Three detached garages. Outbuilding
- Open field views

Tenure: Freehold EPC Rating: Awaited

offers over

**£450,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN106012](https://www.bagshawsresidential.co.uk/Property/ABN106012)



Property Ref:  
ABN106012 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**bagshawsresidential.co.uk**