



**The Cottage Mill Dale, Alstonefield Ashbourne DE6 2GB**

**welcome to**

**The Cottage Mill Dale, Alstonefield Ashbourne**

This delightful three double bedroom detached stone cottage is in the village of Mill Dale on the River Dove. It has access to Dovedale and surrounding Derbyshire dales and is great for someone looking for a quiet village location.



## Entrance Door

Leading into...

## Entrance Porch

Having windows to the side, door to...

## Lounge

18' 1" x 13' 10" ( 5.51m x 4.22m )

Has exposed beams and exposed stone walls, central heating radiator, timber flooring, multi fuel stove with timber mantle over, wall lights, corner TV unit, open plan staircase to first floor accommodation.

## Kitchen & Dining Area

27' 3" x 14' 3" ( 8.31m x 4.34m )

With barn style door to the side, tiling, range of wall, base and matching drawer units, room for a fridge freezer, electric aga style cooker, Belfast sink, windows to the front and side, wall cutlery holder, worktops, room for a dishwasher, two central heating radiators, wall lights, exposed beams and beautiful views of the garden from the kitchen area. Beyond the kitchen is an extended dining area.

## Utility Room

19' 11" x 13' 5" ( 6.07m x 4.09m )

Having central heating radiator, tiling, wall and base units, Belfast sink, window to the side, door to the front, plumbing for a washing machine, downlights, enclosed central heating boiler, worktops, further appliance space.

## Guest Cloakroom

Having tiled flooring, w.c., wash hand basin with splashback tiles, central heating radiator, downlights.

## Landing Area

Having central heating radiator, wall lights, exposed beams, downlights, window to the side elevation.

## Master Bedroom

14' 5" x 13' 3" ( 4.39m x 4.04m )

Includes stone walls, exposed beams, central heating radiator, downlights, two windows to the front elevation.

## Bedroom Two

11' 11" x 11' 2" ( 3.63m x 3.40m )

The second bedroom has timber flooring, exposed beams, downlights, central heating radiator, velux window, french doors to the personal balcony which consists of a hard land scaped area, metal railings and a metal personal gate, views overlooking trees, greenery and the River Dove.

## Bedroom Three

11' 2" x 9' 5" ( 3.40m x 2.87m )

Having central heating radiator, window to the side elevation, exposed beams, downlights, wardrobe.

## Bathroom

10' 3" x 8' 9" ( 3.12m x 2.67m )

Holds a corner bath, mains shower cubicle, laminate flooring, heated towel rail, wash vanity unit, window to the front elevation, part tiled walls, w.c., cupboards, exposed beams.

## Shower Room

7' 11" x 5' 10" ( 2.41m x 1.78m )

Includes mains shower cubicle, laminate flooring, part tiled walls, exposed beams, downlights, w.c., wash hand basin.

## Loft Space

Easy access and storage space.

## Agents Note:

Photos may have been taken using a wide angle lens.

## Gardens

The front garden is accessed via a timber personal gate with path leading to the front door and side of the property. There is a lawn area, two stone store sheds, hard land scaped area, stone boundaries, plantings, flower beds, outdoor lights, outdoor tap, storage area with oil tank.

The rear of the property is predominantly lawn with a patio area, hard land scaped area, mature shrubs, plantings, flower beds, trees, gravel beds, outdoor lights, personal gate with timber arch over to parking

area.

## Parking

Private gravel driveway accessed via timber gates.



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## The Cottage Mill Dale, Alstonefield Ashbourne

- Detached stone cottage
- In the heart of the national park
- Kitchen. Dining Area
- Three double bedrooms
- Bathroom. Shower room. Guest Cloakroom

Tenure: Freehold EPC Rating: E

# £850,000



### directions to this property:

From Ashbourne, drive north for five miles on the A515, taking the road sign posted for Mill Dale. Follow the road for one mile down into the valley along the River Dove. The property is the first building on the right after the road takes a sharp right turn away from the river.



Please note the marker reflects the postcode not the actual property

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