



Woodyard Cottage Cubley, Cubley Ashbourne DE6 2EY

welcome to

Woodyard Cottage Cubley, Cubley Ashbourne

The property is discreetly located off The Old Derby Lane, a gravel driveway ascends genially from the lane on to a south facing four court driveway where there is parking and turning space for several vehicles. The driveway has a light limestone gravel surface and is flanked by mature hedging to th



Sitting Room Two

18' x 11' 10" (5.49m x 3.61m)

The first measurement is taken into the front facing double glazed square bay window which has delightful views. Focal point is the rustic fireplace which has a deep recess and an oil burning stove. This room has a delightful dual aspect as there are double glazed windows to the side there is an exposed ceiling beam and oak block floor.

Sitting Room One

25' 6" max x 15' (7.77m max x 4.57m)

Delightful sitting room with heavily beamed character ceiling. And large double-glazed windows with an outlook to the South together with double glazed windows to the side which have beautiful easterly views over the countryside and the wooded horizon. There is a ledged and braced entrance door leading directly out onto the south facing gardens. A clear view stove is mounted on a Quarry tiled hearth. The floor is ceramic tiled throughout.

Dining Room

15' x 12' (4.57m x 3.66m)

A well-proportioned reception room which has front facing double glazed windows also with a southerly view over the front gardens. The floor is ceramic tiled throughout. Radiator.

Understairs Storage Cupboard

With shelving.

L Shaped Dining Kitchen

Irregular Shaped Room 22' 6" x 18' 3" (6.86m x 5.56m)

Comprehensively fitted with an extensive range of base and wall cabinets in pale cream and with granite work surfaces including upstand, the work surfaces incorporate an under counter Belfast sink with mixer tap.

This is a spacious living/ dining kitchen the focal point of which is the pale blue AGA which is accompanied by stoves including a 4-ring ceramic hob, fan oven and cooker hood. Further appliances include a full-size Bosch automatic dish washer and

washing machine.

This room enjoys a dual aspect as there are double glazed to the rear and large double-glazed windows to the front which have a southerly view over the gardens. There is ample space for a large family dining table and exposed ceiling beams and pine pillars.

Rear Lobby

The rear lobby has quarry tiled floor in black and red and exposed rustic walls and coat pegs. Floor to ceiling pantry cupboard.

Side Entrance Porch

The side entrance porch has a ledge and braced oak door leading out on to the driveway. A half-glazed door leads from the side entrance hall to the inner lobby.

Ground Floor Shower Room

With a vitreous China Armitage suite in white including W.C., wash basin and a ceramic tiled shower enclosure with thermostatic Mira shower.

Back Porch

6' 10" x 8' 10" (2.08m x 2.69m)

There is a ceramic tiled floor and coat pegs. There is ample space for fridge and freezers. Floor standing Worcester green star Densmore 18/25 central heating boiler. A part glazed door leads out directly into the gardens.

First Floor

Two separate staircases lead to the first-floor accommodation.

From the principal entrance hall, the staircase rises to the first of the two first floor landings.

Bedroom One

15' x 11' 7" (4.57m x 3.53m)

South facing windows have delightful garden views. There is an original cast iron Georgian fireplace with mantel.

Excluded from the measurements is a walk-in wardrobe 5ft6x2ft10 with shelving and a front facing window.

Bedroom Two

15' x 12' (4.57m x 3.66m)

Extensively fitted with a comprehensive range of oak effect and etched glass wardrobes, with hanging rail space. There are front facing double glazed windows which have a southerly view.

Bathroom/ W.C

Heritage suite in white with chrome fittings features a cast iron whirlpool bath with centre taps and shower attachment, a pedestal wash basin, W.C. and bidet. There are rear facing double glazed windows which have delightful views of the rear gardens and the countryside and beyond. The bathroom is half ceramic tiled in shades which compliment the suite.

Second, First Floor Landing

A dark stained pine staircase turns from the sitting room to the second first floor landing there is a timber bustard with turn spindles and at the landing there is exposed purlins.

Bedroom Three

15' 10" x 12' (4.83m x 3.66m)

A dual aspect includes double glazed round window to the south and a gable end stable door to the side is almost floor to ceiling and has spectacular rural views beyond the property. There are exposed purlin roof timbers.

Ensuite Shower Room/ W.C.

A white suite including a glass and tile shower enclosure with Triton T70SI electric shower, W.C. and a wash basin. There is a shaver point, vanity light and extractor fan.

Entrance Hall

Bedroom Four

15' x 9' 4" (4.57m x 2.84m)

Lofty ceiling is exposed to the ridge and there are



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welcome to

Woodyard Cottage Cubley, Cubley Ashbourne

- Desirable location
- Victorian Origin
- Four Bedrooms
- EPC rating E
- Charm and Character throughout

Tenure: Freehold EPC Rating: Exempt

offers in the region of

£685,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106314 - 0007

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