



The Hillocks Main Street, Kniveton Ashbourne DE6 1JH

welcome to

The Hillocks Main Street, Kniveton Ashbourne

A splendid cottage retaining a wealth of character and charm. The property offers a deceptively large sitting room, galley kitchen, a bedroom and ensuite shower room. Terraced gardens adjoin the cottage which offer lovely views. Opportunity to buy furnished for holiday/ rental if required.



Kitchen

13' 5" x 4' 9" (4.09m x 1.45m)

A very well fitted and equipped galley kitchen which has base and wall units with birch effect doors and roll edged high gloss granite effect work surfaces and ceramic tiled splashback. The work surfaces incorporate a single drainer stainless steel sink unit with mono block mixer tap. A solid pine worktop beneath which is space for a fridge/freezer and the Worcester fired central heating boiler. There is a electric cooker freestanding with ceramic tiled splashback and also has a glass and steel canopy extractor above. There is further integrated space and plumbing for a washer or dishwasher.

The room has front facing double glazed windows, radiator, recess ceiling spotlights and access to a useful storage loft.

Sitting Room

13' 9" x 12' 7" (4.19m x 3.84m)

There is a delightful front aspect with double glazed windows and also a half double glazed entrance door. The room oozes with character having beamed ceiling, turning staircase to the first floor and part paneled walls. The focal point of the room is a fireplace with Clearview wood burning stove with raised hearth set within a deep stone recess. Wall light points and radiator. Large understairs storage cupboard.

Bedroom

13' 2" x 13' 9" (4.01m x 4.19m)

Max overall measurements which include the stairwell. A turning staircase leads from the sitting room to a beautiful galleried dual aspect bedroom with windows both to the front and rear.

A triple aspect room with windows to front rear and side overlooking the gardens. Within a recess beneath the side window is a storage cupboard and deep display sill. There is access to a useful boarded roof space.

Ensuit Shower Room/W.C

A white suite including corner glass shower enclosure with Mira Sport electric shower, pedestal wash basin and W.C. There is an illuminated vanity mirror, ceramic tiled walls in white, recess ceiling spotlights and extractor fan. Front facing double glazed window.

Exterior Gardens

The property is situated road side however has delightful terraced garden to the side. Steps lead onto a raised terrace which has fantastic views over adjoining countryside.

* Note

Furniture and appliances can be included subject to purchase price or sold separately.



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welcome to

The Hillocks Main Street, Kniveton Ashbourne

- Spacious Sitting Room
- Galley Kitchen
- One Bedroom & Ensuit Shower Room
- Side Terraced Gardens
- Previous success as a holiday home

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106434 - 0006

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