



**Church Lane, Shirley Ashbourne DE6 3AS**



*welcome to*

## **Church Lane, Shirley Ashbourne**

Tucked away in the picturesque village of Shirley, just a short drive from Ashbourne, this delightful Grade II listed cottage offers a rare opportunity to own a piece of Derbyshire history. Lovingly renovated throughout, the property showcases a tasteful blend of period charm and modern comfort.



### Dining Room

13' x 12' ( 3.96m x 3.66m )

The front door opens into the dining room, a characterful space with tiled flooring underfoot, a window to the front elevation, and a traditional brick fireplace that adds to the room's cosy, welcoming feel. Exposed beams overhead and a radiator complete this space, making it ideal for both everyday living and intimate dining.

### Sitting Room

12' 10" x 14' 8" ( 3.91m x 4.47m )

Once used as the village reading room many years ago, this now beautifully converted sitting room is a character-rich space brimming with charm. A front-facing window allows natural light, while a striking exposed brick fireplace houses a multi-fuel burner. The room has been thoughtfully renovated and comprises of carpeted flooring, which complements the original ceiling beams above, preserving the heritage of the space while offering all the practicality of modern living.

### Kitchen

14' 11" max x 6' 5" max ( 4.55m max x 1.96m max )

To the rear of the home lies the kitchen, styled with stone flooring and classic shaker-style units. A Belling cooker adds a country-style touch, while exposed ceiling beams and a rear window keep the space full of charm and natural light. A wooden door provides direct access to the rear garden, perfect for those warm summer evenings. The kitchen leads through to a practical boot room, ideal for everyday storage and outdoor wear, and a spacious under stairs cupboard providing yet more storage.

### Boot Room

8' 2" x 2' 11" ( 2.49m x 0.89m )

The boot room provides generous storage for coats and shoes and benefits from having stone tiled flooring, a radiator and wall mounted coat hooks.

Upstairs, the landing features a window to the rear elevation, a radiator and loft access. The loft itself has lighting installed, offering potential for storage.

### Bedroom One

12' 10" max x 14' 4" ( 3.91m max x 4.37m )

The main bedroom is a spacious double with a window to the front, carpeted flooring and a radiator.

### Bedroom Two

13' 5" x 7' 10" ( 4.09m x 2.39m )

The second bedroom features carpet underfoot, a radiator, spot lighting, window to front and an attractive exposed brick chimney breast making it ideal as a double guest bedroom, nursery or home office.

### Bathroom

The bathroom is tastefully finished, offering a bath with mains water shower above, a WC, a basin with pedestal and a heated towel radiator. Additional features include an electric mains-powered shower unit, a wall mounted illuminated magnifying mirror, shaver point, an extractor fan and two rear-facing windows providing excellent ventilation and light.

### Rear Garden

Outside, the rear garden is a wonderfully private space, enclosed by high hedging and perfect for outdoor relaxation. It features a paved patio area, gated access from the side and useful amenities including two external sockets, log and bin storage and a garden shed. The garden also houses the oil tank, neatly positioned to the side. Mature planting and the secluded layout make it a peaceful spot for entertaining or simply enjoying the outdoors.

### Landing



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## Church Lane, Shirley Ashbourne

- Recently Renovated
- Original Character Features
- Two Double Bedrooms
- Modern Kitchen
- Elegant Bathroom

Tenure: Freehold EPC Rating: Exempt

offers in the region of

**£350,000**



Please note the marker reflects the postcode not the actual property

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