



**School Cottage School Row, Longford Ashbourne DE6 3DR**

**welcome to**

## **School Cottage School Row, Longford Ashbourne**

A beautiful four bedroom cottage with an outstanding rear extension which has created an enviable large open-plan fitted dining kitchen. Gardens are substantial to the front with impressive double gated entry to the spacious drive parking and traditional garage.



### Entrance Hall

A large, bright entrance hall with tiled underfloor heating, storage, doors to all ground floor rooms and access to both sets of stairs

### Cloakroom

With w/c and contemporary wash basin, the walls are half pannelled, tiled floor. Access to the garage.

### Boot Room/ Utility

10' 5" x 7' 5" ( 3.17m x 2.26m )

The utility/ boot room offers a great space for bringing in the pets and kids from the outdoors, after a muddy walk, no trampling mud through the house! There is a sink and washing machine and a stable door. With tiled underfloor heating to keep your feet warm.

### Dining Kitchen/ Garden Room

24' 6" x 20' 6" ( 7.47m x 6.25m )

A truly outstanding room with bespoke fitted kitchen, large dining area and a spacious lounging area with superb light from the overhead lantern, both side and rear windows and french doors. Delightful rear garden views and access to the adjoining patio for outdoor summer dining. The kitchen is beautifully fitted with cashmere coloured cupboards with slim white work surfaces over a large island. Appliances include a range, dishwasher, fridge and freezer, washing machine and tumble drier.

The flooring is engineered oak and both the kitchen and garden room is warmed with underfloor heating. Radiators in dining area.

### Lounge/ study

11' 10" x 25' 6" ( 3.61m x 7.77m )

Currently used as a lounge/ study, this space offers plenty of light with two front windows and views out over the large front gardens and a good deal of period character with solid oak flooring, a rustic brick fireplace and cast iron log burning stove. There are ceiling beams and wall lights.

### Master Bedroom With Ensuite

12' 7" x 10' 8" ( 3.84m x 3.25m )

With own staired access, this beautiful master suite has french doors with Juliet balcony looking out to the rear garden, two radiators. The en suite includes wc, wash basin with storage underneath, contemporary shower and shower screen.

### Bedroom Two

8' 8" x 16' ( 2.64m x 4.88m )

A double bedroom finished with carpeted flooring, spotlights to the ceiling, ceiling beams, fitted wardrobes, a radiator and double-glazed window.

### Bedroom Three

9' x 11' 11" ( 2.74m x 3.63m )

A bedroom to the rear of the property, with sun lights, carpeted flooring and a radiator.

### Bedroom Four

12' 5" x 7' 9" ( 3.78m x 2.36m )

Double bedroom featuring a character fireplace, finished with carpeted flooring, a radiator and double-glazed window.

### Family Bathroom

A modern and character style four-piece suite comprising of a wash-hand basin, low-level w/c, a roll-top bath, and contemporary double-shower. Finished with solid wood flooring, ceramic tiled walls, a towel radiator and frosted double-glazed window.



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## School Cottage School Row, Longford Ashbourne

- Beautiful character cottage
- Enviaable large open plan dining kitchen
- Four bedrooms
- master with ensuite
- Immaculately extended

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

offers in the region of  
**£675,000**



Please note the marker reflects the  
postcode not the actual property

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