



**Kingfisher Cottage, Mill Lane, Draycott In The Clay,  
Ashbourne. DE6 5GX**



welcome to

## Kingfisher Cottage, Mill Lane, Draycott In The Clay, Ashbourne

INTERNAL VIEWING is strongly recommended to appreciate this beautifully presented & immaculately maintained character barn conversion set in approx. 1 acre (not verified) plot with lengthy driveway & larger than average double garage with planning granted to convert to an annexe (ESBC P/2023/0134).



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.flooragent.com

Access to the property is gained via:

**Entrance Door:**

Leading into:

**Reception Hallway:**

Having stairs to the first floor accommodation; door off to:

**Lounge:**

16' 3" x 15' 11" ( 4.95m x 4.85m )

With French doors to both the front and side elevations; feature Inglenook style fireplace housing a log burning stove; beams to the ceiling.

**Sitting Room / Dining Room:**

22' 1" max x 15' 1" ( 6.73m max x 4.60m )

With windows to the side elevation; French doors leading out to the rear garden; feature Inglenook style fireplace housing a log burning stove; beams to the ceiling; opening to:

**Dining Room Area:**

Having door leading into the hallway; French doors leading out to the garden; beams to the ceiling.

**Breakfast Kitchen:**

17' 1" x 11' 8" ( 5.21m x 3.56m )

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary Granite work surface; integrated double oven; hob with cooker hood over; integrated dishwasher and fridge freezer; further appliance space; windows to the front and rear elevations; door leading to the rear elevation; complementary tiling; beams to the ceiling.

**Guest Cloakroom:**

With low level w.c.; wash hand basin;

**Stairs From Reception Hallway:**

Leading to:

**First Floor Galleried Landing:**

With door off to:

**Bedroom:**

16' 5" x 13' 1" ( 5.00m x 3.99m )

Restricted Head Height. Having circular window to the front elevation; sky light windows; built in wardrobe.

**Bedroom:**

Restricted Head Height. With windows to the rear and side elevations; built in wardrobes.

**Bedroom:**

11' 4" x 9' 8" ( 3.45m x 2.95m )

Restricted Head Height. With two sky light windows; built in cupboard.

**Shower Room:**

Restricted Head Height. Having shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level w.c.; sky light window; eaves storage;

**Bathroom:**

Having bath with mixer taps and shower attachment; low level w.c.; feature tongue and groove wall panelling;

**Double Garage:**

Planning granted to convert to an annexe (ESBC P/2023/0134).

**Grounds:**

The property is set in approximately 1 acre (not verified) plot mainly laid to lawn with mature trees, patio areas, outdoor electric sockets, shrub plantings, gravel pathways and also a stream runs alongside one boundary. The lengthy driveway provides access to the property and the double garage.

**Please Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band F



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## Kingfisher Cottage Mill Lane, Draycott In The Clay Ashbourne

- Superb Barn Conversion. Wealth of Character & Features
- Planning Permission Granted convert Garage to annexe (ESBC P/2023/0134)
- Lounge Opening into Dining Room. Breakfast Kitchen
- Three Bedrooms. Bathroom and Shower Room
- Set in 1 Acre Plot (not verified). Double Garage

Tenure: Freehold EPC Rating: E

offers over

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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