

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

## Heath House Farm, Doveridge, Ashbourne, Derbyshire DE6 5PE



**A rarity to the market, this recently refurbished, impressive seven bedroom farmhouse, enjoys an idyllic rural location, with easy access to major link roads**

- Tastefully decorated living accommodation arranged over three floors • Oil fired central heating • Sealed unit double glazing • Entrance hall • Sitting room • Dining room • Snug • Spacious dining kitchen • Ground floor shower room/w.c. • Master bedroom to the first floor • Three further double bedrooms • Well-appointed family bathroom • Three further double bedrooms to the second floor • Useful outbuildings • Delightful gardens •

**£1,900 Per calendar month**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620**  
[lettings@scargillmann.co.uk](mailto:lettings@scargillmann.co.uk) [www.scargillmann.co.uk](http://www.scargillmann.co.uk)



### **GENERAL INFORMATION**

Having recently undergone a series of improvement and refurbishment works, this period detached farmhouse has been sympathetically modernised retaining many period features, offering up to date living accommodation with the added benefit of oil fired central heating and sealed unit double glazing.

The property enjoys a rural position, yet is within easy reach of major link roads, connecting to other regional centres.

An internal inspection is highly recommended and will reveal the tastefully decorated living accommodation, which briefly comprises, entrance hall, sitting room with feature fireplace, formal dining room with wood burning stove and inglenook fireplace, well-appointed dining kitchen with walk-in pantry, snug/study and well-appointed shower room with w.c.

To the first floor there are four well proportioned double bedrooms and a particularly well-appointed spacious family bathroom with full suite and shower. Three further double bedrooms are found on the second floor.

The property is approached via a private driveway leading to ample off-street car standing space.

A range of useful brick built stores and a single garage included within the let.

Please note a further range of outbuildings, stabling and land is available by further negotiation but is not included within the let.

### **LOCATION**

The village of Doveridge is much sought after due to its pleasant, semi-rural location amid open countryside whilst also being within easy reach of the A50 and Uttoxeter. The village itself offers a good range of amenities including a reputable primary school, post office and village store. Recently refurbished village inn, recreational ground.

### **ACCOMMODATION**

#### **ON THE GROUND FLOOR**

##### **ENTRANCE HALL**

With original brick floor, double central heating radiator, useful downstairs storage cupboard, beamed ceiling and stairs leading to the first floor. Doorway leads to:-

##### **SITTING ROOM 4.58m x 4.12m (15'0" x 13'6")**

With feature brick fireplace incorporating an open fire and quarry tiled hearth, beamed ceiling, double central heating radiator and UPVC double glazed window with pleasant views to the front.

##### **FORMAL DINING ROOM 5.21m x 4.66m (17'1" x 13'1")**

With original quarry tiled flooring and inglenook fireplace incorporating a wood burning stove, period recessed shelving, feature beamed ceiling, double central heating radiator and UPVC double glazed window with pleasant views to the front. Doorway leads to:-

##### **STUDY AREA 4.52m x 1.90m (14'10" x 6'3")**

With beamed ceiling, central heating radiator and sealed unit double glazed window to the rear.

##### **INNER HALLWAY**

With central heating radiator, understairs storage area and solid oak door leads to:-

##### **WELL-APPOINTED SHOWER ROOM**

With a full suite comprising, low flush w.c., pedestal wash basin and shower cubicle with thermostatic mixer shower, feature mosaic patterned vinyl floor covering, central heating radiator, extractor fan and sealed unit double glazed window to the rear.

##### **SPACIOUS DINING KITCHEN 5.23m x 4.54m (17'2" x 14'11")**

With a range of fitted base, wall and drawer units having matching cupboard fronts, roll edge laminated granite effect preparation surfaces with inset ceramic 1½ basin sink unit and draining board with period style mixer tap in chrome, built-in electric Bosch fan assisted oven with fitted four ring electric hob, complementary tiled splashbacks, additional feature Aga situated within the inglenook having inglenook lighting, beamed ceiling, ample dining space, UPVC double glazed window to the front, quarry tiled flooring and double central heating radiator. Doorway provides access to the rear.

##### **INNER LOBBY**

With doorway leading to:-

##### **BOILER ROOM**

With plumbing suitable for automatic washing machine, ceramic floor tiling, Worcester oil fired central heating boiler and hot water cylinder, sealed unit double glazed window to the rear.

##### **WALK-IN PANTRY/STORE ROOM 4.85m x 2.54m (15'11" x 8'4")**

With ceramic flooring, brick built thralls, fitted shelving and sealed unit double glazed window to the rear.



## TO THE FIRST FLOOR

### PRINCIPAL BEDROOM 5.26m x 4.55m (17'3" x 14'11")

Please note the latter measurement is taken into the full depth of the recess adjacent to the chimney breast. Beamed ceiling, double central heating radiator and UPVC double glazed window with fine far reaching views to the front. Passageway and door lead to:-

### BEDROOM TWO 5.26m x 3.42m (17'3" x 11'3")

With decorative period fireplace, double central heating radiator, feature beamed ceiling and walk-in wardrobe, UPVC double glazed window with far views to the front.

### LANDING

Leads to:-

### BEDROOM THREE 4.59m x 4.17m (15'1" x 13'8")

With period fireplace for decorative purposes only, double central heating radiator, beamed ceiling and UPVC double glazed window with open views to the front.

### BEDROOM FOUR 4.04m x 3.57m (13'3" x 11'9")

With period decorative fireplace, central heating radiator and UPVC double glazed window with rural views to the rear.

### WELL-APPOINRED FAMILY BATHROOM 4.05m x 3.47m (13'3" x 11'5")

With a recently fitted modern suite comprising, panelled bath, pedestal wash hand basin, low flush w.c., walk-in shower unit with thermostatic mixer shower having rain effect shower head with additional shower hose. Double central heating radiator, period decorative fireplace, stone effect vinyl flooring and sealed unit double glazed window with particularly pleasant rural views to the front. Useful recessed storage alcove.

## TO THE SECOND FLOOR

### LANDING

Having central heating radiator and doorway leads to:-

### BEDROOM FIVE 4.57m x 4.18m (15'0" x 13'9")

With double central heating radiator, original ledged and braced door and sealed unit double glazed window with particularly pleasant aspect to the side.

### BEDROOM SIX 4.72m x 4.41m (15'6" x 14'6")

With double central heating radiator and feature original window to the front. Doorway leads to:-

### BEDROOM SEVEN/STUDY 4.63m x 4.40m (15'2" x 14'5")

Double radiator and sealed unit double glazed window with pleasant views to the side, original door.

## OUTSIDE & GARDENS

The property is approached via a private driveway providing ample off-street car standing turning space.

## SINGLE GARAGE/USEFUL STORE

## OUTSIDE W.C.

## BRICK BUILT OUTBUILDING

## DIRECTIONAL NOTE

From Ashbourne proceed south along the A515 passing through Clifton and Cubley. After approximately 9.5 miles and prior to the A50 roundabout, turn right as sign posted to Somersal Herbert, continue for approximately ½ mile where the entrance to Heath House Farm, is located on the left hand side. Proceed down the driveway bearing left and the property is eventually located on the right hand side.

## SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers. Available now.

## PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

## DEPOSIT

5 Weeks Rent.

## VIEWING

By prior appointment through Scargill Mann & Co. Ashbourne Office on 01332 206620.



**ASHBOURNE**  
**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
**LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES  
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ  
4 St. James's Street, Derby DE1 1RL  
39 Dale Road, Matlock, Derbyshire DE4 3LT  
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460  
Tel: 01283 548194  
Tel: 01332 207720  
Tel: 01629 584591  
Tel: 01332 206620

[ashbourne@scargillmann.co.uk](mailto:ashbourne@scargillmann.co.uk)  
[burton@scargillmann.co.uk](mailto:burton@scargillmann.co.uk)  
[derby@scargillmann.co.uk](mailto:derby@scargillmann.co.uk)  
[matlock@scargillmann.co.uk](mailto:matlock@scargillmann.co.uk)  
[lettings@scargillmann.co.uk](mailto:lettings@scargillmann.co.uk)