## **Birches Cottage**

Biggin-By-Hulland, Ashbourne, DE6 3FJ

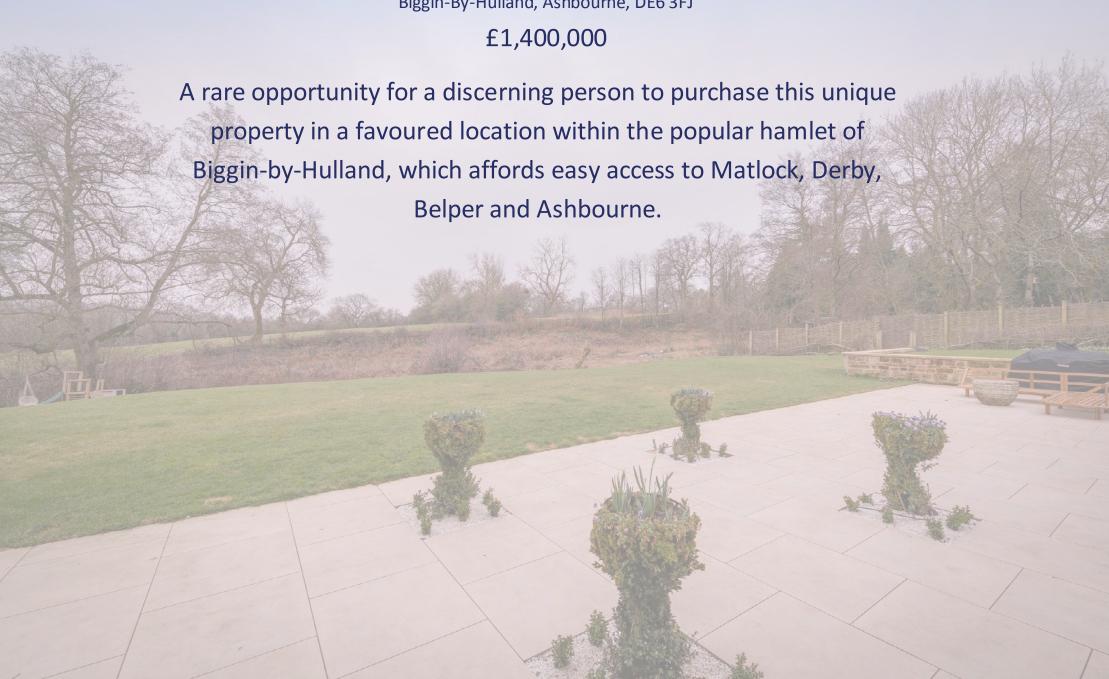








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The property has recently been extended extensively by its current owner and provides a mixture of modem construction and all the benefits of insulation and comfort with the delight and charm of a period property providing a superb guest wing with master bedroom with exposed cruck beams and period bathroom suite, snug, study, and utility room. The modem addition provides an imposing entrance hallwayleading to a sumptuously appointed bespoke fitted breakfast kitchen with secondary utility room and pantry. Large open plan living room with views over the delightful garden. Substantial master bedroom with dressing facilities and en-suite shower room. Three additional bedrooms and a family bathroom.

Biggin-by-Hulland is a fine semi-rural location, enjoying all the benefits of country living, yet also offers the convenience of being a short distance away from a host of amenities and facilities within nearby towns, as well as those found within the City of Derby. Beautiful countryside walks are scattered around and take in the breath-taking Derbyshire scenery. Carsington Reservoir is a nearby place of interest with visitors centre, circular walk and boat dub. There is a primary school in nearby Hulland Ward which boasts a garage, grocery store and post office together with two public houses. It offers easy road access to Ashbourne Town centre, known as the gate way to the Peak District National Park.

Step into the imposing reception hallway with stairs rising to the first floor and access to the guest wing. There is Flags tone tiled floor, exposed beams ceiling, wall lights and crittal door with sides creen providing access to the rear garden. The inner hallway, also with Flags tone floor, has a recess feature fireplace with herringbone insert and beamed ceiling.

The utility room comprises inset Belfast sink unit with brass taps, wooden work surface, storage cupboards, tumble dryer, plumbing for washing machine, Flagstone floor, decorative spotlight in shelving and central heating boiler. The guest doakroom has low level WC, vanity wash hand basin with copper bowl and taps over, decorative spotlighting, Flagstone floor and part panelling to main walls.

The beautiful study with recessed shelving, has built-in base cupboard, part panelled walls, oak floor and secondary staircase leading to guest be droom. The inviting snug has a stone feature fireplace with wood burning stove on raised heartand beamed ceiling.

Within the modem extension is the stunning open plan dining kitchen which is fitted with a range of quality units and a recess feature fireplace with Aga range cooker and extractor above. The central island has base storage cupboards and breakfast bar with granite worksurfaces above and to the sides, with twin bowlinset sink unit with mixer taps over and base cupboard beneath, two integrated dishwashers and a range of base cupboards. There is a useful tall food/broom cupboard, tall fridge and freezer, decorative spotlighting and oak floor with underfloor heating. There is ample space for a large dining table and chairs, with French doors with glazed side screens provide access to the delightful garden.

There is also a second utility room with comprises resin sink with chrome mixer taps, worksurfaces, storage cupboards, plumbing for a washing machine, electric cooker, walkin pantry with shelving and baskets and panelling to the walls.

Leading off the kitchen is the excellent sized lounge which has the same beautiful oak floor, recess TV display unit with integrated wood burning stove and three French doors flooding the room with light and providing access to the rear garden.

Stairs rise to the large, exposed first floor landing which has cupboards providing storage and doors leading off to four bedrooms, all with oak flooring.

Bedroom one features a picture window, two school style radiators and oak flooring. The en suite shower room has low level WC, his and hers wash hand basins with mixer taps over and vanity base drawers beneath, twin shower with glazed side screen, tiled surrounds and heated ladder style towel rail.

Bedroom two has half panelling to the main walls, bedroom three features a built in den and bedroom four has a Velux roof light with a school style radiator.

The family bathroom comprises low level WC, vanity wash hand basin with brass fittings over, part panelled walls and heated towel rail.

The guest wing has a bedroom with magnificent oak cruck beams, three school style radiators and the benefit of its own beautiful en suite bathroom. With a freestanding slipper bath and chrome furniture, low level WC, freestanding wash hand basin, walk-in shower cubide, wooden floor, part panelling to main walls and school type radiator.

Outside is a most carefully considered lands caped garden with extensive patio with feature planting. A lawned area leads to a delightful brook and a wild garden area. There is ample car standing space to the side and rear and more particularly to the front.

Agents note: There is a public footpath that runs from part of the brook on the north side of the plotacross and to the side of the steel frame structure that is under construction.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** www.gov.uk/govemment/organisations/environment-agency www.derbyshiredales.gov.uk

Our Ref: JGA/16052023

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band TBC





















































#### Agents' Notes

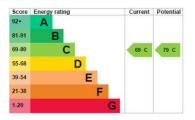
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