

Moor Lane

Kirk Ireton, Ashbourne, DE6 3JZ

John 
German



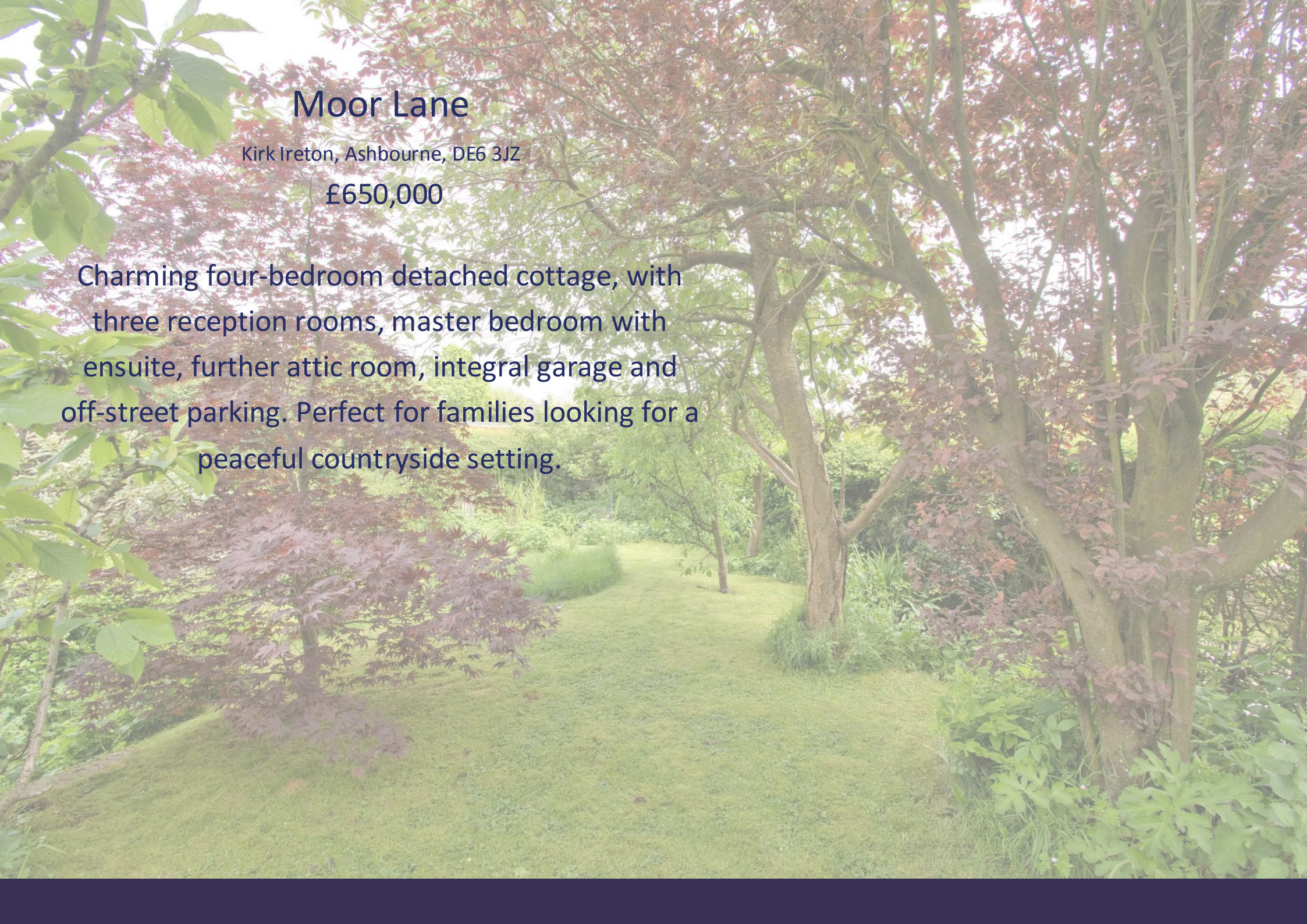


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Kirk Ireton, Ashbourne, DE6 3JZ

£650,000

Charming four-bedroom detached cottage, with three reception rooms, master bedroom with ensuite, further attic room, integral garage and off-street parking. Perfect for families looking for a peaceful countryside setting.



Located in the sought-after village of Kirk Ireton, Town End Cottage is a charming four-bedroom detached cottage, perfect for families looking for a peaceful countryside setting. This well-presented cottage features a master bedroom with an ensuite, three additional bedrooms, and three reception rooms, providing plenty of space for family life and entertaining. The property includes a versatile attic room, ideal for use as a playroom or home office with a separate shower room. Practical features such as off-street parking and an integral garage add to the convenience, both of which can be a rarity for a cottage in a central village location. Additionally, the property boasts a variety of private garden areas, offering a tranquil outdoor space to relax and enjoy nature. With its desirable location and charming features, Town End Cottage is an ideal family home in a popular village setting.

The property is sold with the benefit of oil-fired central heating, and double glazing throughout, with the majority of the wooden windows being replaced in approx. 2021. Internally, briefly comprises of reception hallway, snug, sitting room, dining room, kitchen, guest cloakroom and utility room. To the first floor is a master bedroom with ensuite, three further bedrooms and a bathroom. Located above the garage and accessed via the entrance hallway is the useful attic room and shower room.

Entering into the reception hallway, it has tile flooring, with doors off to the kitchen, guest cloakroom, utility room and a staircase leads to the attic room. Moving into the kitchen, it has a continuation of the tile flooring, the preparation surfaces feature an inset ceramic sink with an adjacent drainer and a chrome mixer tap, complemented by an upstand surround. The kitchen is well-equipped with a range of cupboards and drawers beneath the countertops, housing an electric oven with a four-ring electric hob and an extractor fan. Additionally, there are matching wall-mounted cupboards for extra storage and ample space for a freestanding fridge freezer. An opening leads into the Dining room, which has engineered oak flooring with a feature fire place with tile hearth, a staircase to the first floor with a useful understairs storage cupboard and the original cottage wooden front door. Entering the sitting room, you'll notice the continuation of the engineered oak flooring and a feature open cast iron fireplace with a tiled hearth. A wooden latch door leads into the snug, which boasts a dual aspect and features a fire place with a n oak lintel and an inset Contura log burner on a stone hearth, serving as the room's focal point. The guest cloakroom features a wash hand basin with a chrome mixer tap and a vanity base cupboard beneath, as well as a low-level WC and an electric extractor fan. The utility room offers space and plumbing for a washing machine, tumble dryer, and other white goods, along with an oil-fired boiler. A wooden door provides access to the integral garage, which is equipped with power, lighting, and an up-and-over door.

Moving onto the first floor landing, there are doors off to the bedrooms and bathroom. The master bedroom is a spacious double, enjoying a dual aspect that fills the room with natural light. It features built-in cupboards for ample storage, a Megaflow hot water tank, and a latch door leading to the ensuite bathroom. The ensuite features tiled flooring and a white suite, including a wash hand basin with a chrome mixer tap and a vanity base cupboard beneath. It also has a low-level WC, a shower unit with a chrome mains shower, and a chrome ladder-style heated towel rail. Additional features include an electric extractor fan and loft hatch access. The three further bedrooms all have useful storage cupboards. Entering the bathroom, you'll find decorative wooden paneling and a Velux roof window that brightens the space. The white suite includes a wash hand basin with chrome hot and cold taps, a low-level WC, and a bath with a mixer tap, mains rainfall shower and a glass shower screen. The room also features a chrome ladder-style heated towel rail and an electric extractor fan. Accessed via a staircase in the reception hallway, the attic room is a versatile space that can be used as a study, playroom, guest bedroom or gym. It offers convenient eaves storage and French doors that open onto the orchard garden to the side. The room is further enhanced by Velux roof windows and includes a door leading to a shower room. The shower room has a pedestal wash hand basin with hot and cold taps over with tile splash back, a low level WC, a double shower unit with electric shower and electric extractor fan.

Outside, the property features a driveway that offers off-street parking for two vehicles in front of the integral garage that has power, lighting and an up and over door. The charming front garden primarily consists of a well-maintained lawn, complemented by well-established and stocked herbaceous and flowering borders that enhance privacy. Additionally, there is a patio seating area, and a wooden gate that opens onto an elevated side garden adorned with a variety of trees, plants, and a pond. On the other side of the property, you'll find another private 'orchard' garden area, perfect for relaxing outdoors.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Oil (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Superfast Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

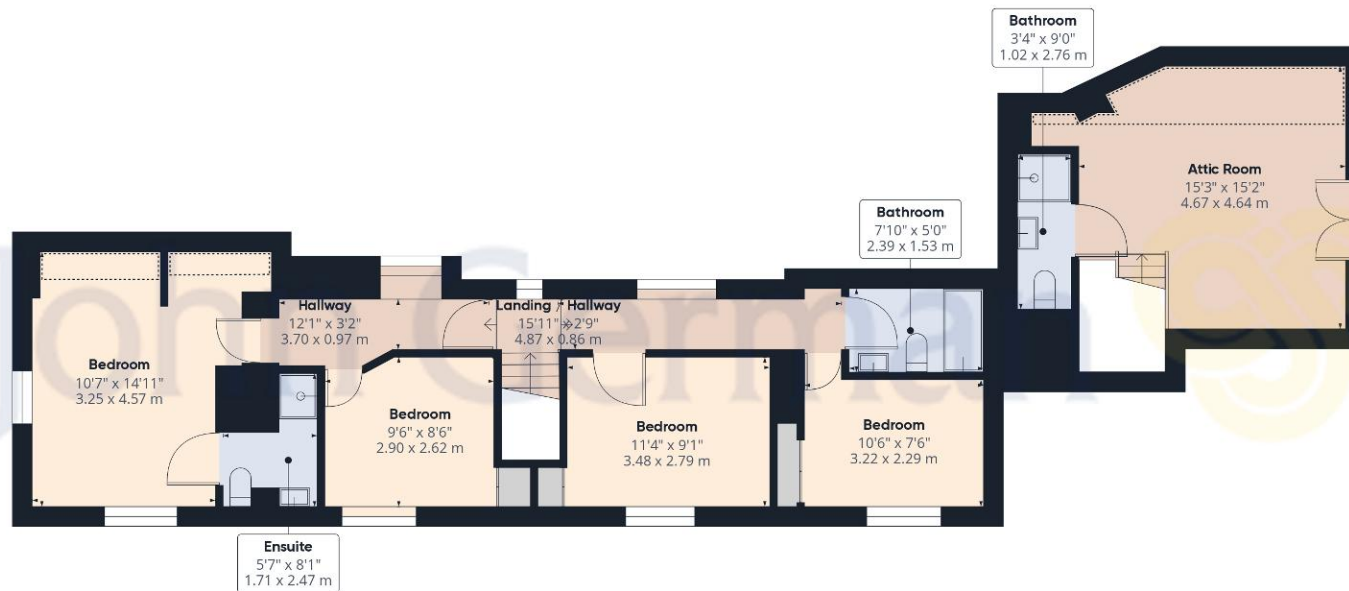
Our Ref: JGA28052024







Ground Floor



Floor 1


Approximate total area⁽¹⁾

1908 ft²
177.26 m²

Reduced headroom

73.45 ft²
6.82 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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