



## Magfield Cottage Hulland Ward, Ashbourne, Derbyshire, DE6 3EE

**£565,000**



Offered with vacant possession/ no chain. The charming character cottage offers deceptively spacious five bedroom period accommodation with generous driveway leading to detached double garage with studio/ home office annex. Situated in the sought after village of Hulland Ward, near to Ashbourne, Belper and excellent road links. Having mature walled gardens and countryside views. Viewing is highly recommended.





# Magfield Cottage Hulland Ward, Ashbourne, Derbyshire, DE6 3EE

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The welcoming family home offers immaculately presented character accommodation comprising a quality breakfast kitchen with integrated Neff appliances, opening into a open family room/dining room with French doors opening onto the rear and cosy sitting room with impressive fireplace and log burning stove. There is a side entrance opening into a boot room with separate utility room, guest WC and home office/ hobby room. To the first floor there is a gallery landing, principle bedroom with dressing room, ensuite shower room and Juliette balcony providing views to the rear, two generous double bedrooms, two luxury bathrooms and two further single bedrooms all enjoying far reaching views.

Benefitting from quality hardwood and UPVC double glazed windows and doors and gas central heating fired by a Worcester Bosch combination boiler.

The property benefits from a large block paved driveway, providing ample car parking and hardstanding accessed through secure electric wooden the double length drive through allows access to an impressive double garage with electronic doors and studio above.

This is a versatile space creating annex accommodation, ideal for a dependent relative or potential holiday let. The beautifully presented accommodation offers

living kitchen, large bedroom and shower room.

The property is link-detached meaning that the property is only partially attached at one point and being separated by mature gardens, which wrap around the property and studio, offering a formal lawned garden and private paved patio, perfect for alfresco dining.

Situated in the sought after village of Hulland Ward with its village pubs, primary school, farm shop and countryside walks. It is within easy reach of Belper, Ashbourne and Derby via excellent road links with Carsington Water close and the stunning Peak District and Derbyshire Dales just a few miles north.

## ACCOMMODATION

Access via an half glazed side entrance door with windows to the sides.

## BOOT ROOM

8'1 x 7'4 (2.46m x 2.24m)

Having beams to ceiling, wood skirting boards and architraves, traditional quarry tiled floor, radiator, fitted wall lights and fridge included in the sale.

## GUEST WC

4'9 x 3'7 (1.45m x 1.09m)

With low flush WC, wall mounted wash hand basin, tiled splashbacks, terracotta tiled flooring, radiator, beams to ceiling, extractor fan and UPVC double glazed obscure window.

## UTILITY ROOM

8'4 x 8'1 (2.54m x 2.46m)

Fitted with a range of oak base cupboards and wall units with worktop incorporating a stainless steel sink drainer with mixer tap, quarry tiled flooring, radiator, beams to ceiling, double glazed window overlooks the rear garden and provides countryside views. There is space for a fridge freezer, tumble dryer and plumbing for an automatic washing machine and a storage cupboard with shelving, light and power.

## HOME OFFICE

8'7 x 8'0 (2.62m x 2.44m)

With radiator, decorative wooden skirting boards and architraves, beams to ceiling, fitted wall lights, fitted wash hand basin with hot and cold taps, double glazed window to the front enjoying countryside views.

## OPEN PLAN FAMILY SPACE

35'1 x 11'4 x 8'8 overall (10.69m x 3.45m x 2.64m overall)

With beams to ceiling, radiator, fitted wall lights, double glazed window to the side.,

## DINING AREA

A naturally light room with UPVC double glazed French doors opening onto the patio, beams to the ceiling, internal double opening glazed door giving access to the fitted kitchen.

## QUALITY BREAKFAST KITCHEN

Comprehensively appointed with a range of shaker style base cupboards, drawers and eye level units with quartz work surface, upstand and splash back over, incorporating twin inset stainless steel circular sinks with chrome instant hot water mixer tap. Integrated appliances include Neff electric fan assisted oven, four ring induction hob with stainless steel extractor hood over, combination microwave, steam oven, fridge and Smeg dishwasher. Natural porcelain tiled flooring with under-floor heating, under plinth lighting, radiator, beams to ceiling, dual aspect UPVC double glazed windows to the front and a cottage style composite entrance door allows access.





## SITTING ROOM

23'0 x 12'9 (7.01m x 3.89m)

Having a full height red brick chimney breast with Clearview wood burning stove and flagstone hearth, beams to ceiling, matching wood skirting boards and architraves, fitted wall lights, two radiators and split level staircase with attractive balustrade climbs to the first floor with under-stairs storage cupboard. There are two UPVC double glazed windows either side of the brick chimney breast, and dual aspect double glazed window to the front and rear with countryside views.

## FIRST FLOOR LANDING

With wood skirting boards and architraves, beams to ceiling, fitted wall lights and radiator. There is a walk-in drying cupboard with slatted shelving providing linen storage with radiator and , Worcester combination boiler.

## PRINCIPLE BEDROOM ONE

18'2 x 11'3 (5.54m x 3.43m)

With feature cast iron period fireplace, beams to ceiling, wall lighting, radiator, TV point, telephone point, two Velux skylight windows fitted with blinds and double glazed French doors open onto a bespoke iron balcony enjoying countryside views to the rear.

## DRESSING ROOM

8'9 x 8'1 (2.67m x 2.46m)

With fitted dressing table, matching chest of drawers, double fitted wardrobes with rail, matching wood work, beams to ceiling and a double glazed window enjoying countryside views to the rear.

## ENSUITE

8'1 x 5'5 (2.46m x 1.65m)

Appointed with a shower enclosure with thermostatic shower, pedestal wash hand basin, low level WC, beams to ceiling, inset spotlights to the ceiling, extractor fan, fixed mirror, radiator, shaver point and wall mounted cabinet with shelving.



## BATHROOM

8'10 x 7'11 (2.69m x 2.41m)

An Indian ivory coloured suite with bath with mixer tap and Mira shower over, pedestal wash hand basin, low level WC, fully tiled walls, radiator, beams to ceiling, shaver point, fitted wall mounted storage cupboard with shelving, fitted wall lights, double glazed window to the side elevation.

## BEDROOM TWO

18'2 x 10'1 (5.54m x 3.07m)

With beams to ceiling, decorative wood skirting boards and architraves, radiator, TV point, telephone point, fitted wall lights and a double glazed window to rear enjoying countryside views.

## BEDROOM THREE

12'9 x 12'2 (3.89m x 3.71m)

Comprehensively fitted with a range of wardrobes with dressing table and matching chest of drawers, beams to ceiling, radiator and double glazed window to rear elevation.

## BEDROOM FOUR

11'4 x 8'1 (3.45m x 2.46m)

Having beams to ceiling and matching wood work, radiator, dual aspect double glazed windows to side and dormer window to front enjoying countryside views, telephone point and built-in storage cupboard.

## BEDROOM FIVE

9' x 6'7 (2.74m x 2.01m)

There are beams to ceiling, fitted wall lights, radiator, double glazed window to front, countryside views and built-in storage cupboard with shelving.

## LUXURY SHOWER ROOM

11'7 x 10'2 (3.53m x 3.10m)

Appointed with a double shower enclosure with thermostatic shower, and full limestone tiling, bidet, low level WC and inset porcelain double sink with chrome mixer tap mounted in a black granite worktop with useful storage cupboards beneath. There is a shaver point, fitted wall lights, radiator, beams to ceiling, twin Velux skylight windows both fitted with





electric blinds and a heated chrome towel radiator

### **OUTSIDE**

The front of the property is set back behind a dwarf wall, with low maintenance fore garden having artificial turf. There is a canopy storm porch, over the front door, hot and cold tap, external lighting and access to the side through a wrought iron gate.

Electronic wooden gates allow access to an arched brick built drive through car port with block paving, hot and cold water taps, dawn to dusk lighting and a rustic feature gate. Access to the rear block paved hardstanding area, providing further car parking and access to the garage.

### **GARAGE**

20'7 x 17'3 (6.27m x 5.26m )

With concrete flooring, insulated walls and ceiling, power, lighting, plumbing for automatic washing machine, two double glazed windows, countryside views to the rear, double glazed side access door and electric up and over front door.

The rear gardens enjoy a southerly aspect with open fields and countryside. Having a large block paved patio area, perfect for alfresco dining and entertaining with lawns having mature flower beds, with shrubs and brick boundary wall.

### **HOME OFFICE /ANNEX**

Annex/Potential Holiday let - The accommodation consists of entrance hall, breakfast kitchen, one double bedroom and shower room

### **BREAKFAST KITCHEN**

13'1 x 9'6 (3.99m x 2.90m )

With single stainless steel sink unit with mixer tap, fitted base cupboards, matching worktops, tiled effect Karndean flooring with under-floor heating, feature log burning stove with tiled surrounds and raised stone hearth, feature vaulted ceiling, insulated walls and ceiling, spotlights to ceiling, two matching double glazed Velux windows, TV point, double glazed French doors opening onto patio garden and double glazed window overlooking the formal gardens.





## SHOWER

6'3 x 6' (1.91m x 1.83m)

With insulated walls and ceiling, spotlights to ceiling, double glazed Velux window, separate corner shower cubicle with Mira electric shower, fitted wash basin with fitted storage cupboards beneath, low level WC, matching tiled effect Karndean flooring, double glazed obscure window, illuminated fitted mirror, under-floor heating, wood skirting boards and architraves and internal panelled door.

## BEDROOM/ HOME OFFICE

16'8 x 14'2 (5.08m x 4.32m)

With wood skirting boards and architraves, fitted carpet, insulated walls and ceiling, spotlights to ceiling, feature large side Dorma window incorporating spotlight and double glazed window, built-in storage cupboard, two side double glazed Velux windows, double glazed window to the rear with countryside views, TV point, underfloor heating and useful separate WC with fitted wash basin. Zycom satellite communication dishes are install to connect to super fast broadband.

## PATIO GARDEN



## Road Map



## Hybrid Map



## Terrain Map



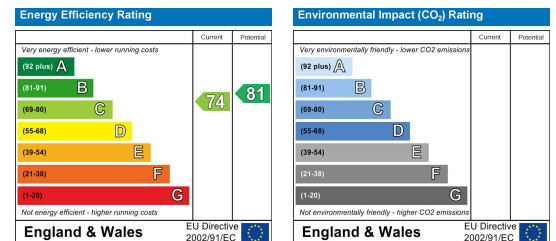
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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