



## 6 Bed House - Detached

Mill Farm Bungalow Ashbourne Road, Blackbrook, Belper DE56 2DB

Price £735,000 Freehold



**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Wonderful Detached Bungalow including Two Holiday Cottages
- Countryside Views
- Spacious Lounge & Conservatory
- Living Kitchen/Dining Room
- Three Double Bedrooms & Two Bathrooms
- Large Mature Garden
- Gated Sweeping Driveway
- Garage, Workshop, Laundry
- Two Bedroom Holiday Cottage & One Bedroom Holiday Cottage - Fabulous Opportunity
- Viewing Absolutely Essential

SUPERB HOME INCLUDING TWO HOLIDAY COTTAGES - The sale represents a rare opportunity in the current marketplace to acquire a very high quality, individual detached bungalow property set in extensive gardens together with two excellent self-contained cottages.

Being situated in the hamlet of Blackbrook and hence convenient for the town of Belper it is also well placed for local employment centres (Derby, Matlock, Ashbourne) and also major Midlands towns, the M1 being only a 20-minute drive away. Combining convenience with the glorious countryside of the Derbyshire Dales and the Derwent Valley the property is likely to appeal to a range of potential purchasers.

The bungalow itself offers spacious and very well appointed three-bedroomed, en-suite accommodation which would most readily accommodate those with a growing family but could also be comfortably occupied by a couple looking towards retirement.

The two cottages (one is a one double bed unit on one level and the other providing two large bedrooms over two storeys) not only provide an excellent potential income stream from a holiday lets but at the same time a welcome overspill for visiting family and would also be utilised if required as self-contained accommodation for a dependent relative, carer or nanny.

The south facing site makes an excellent setting for both the main bungalow and the cottages and is beautifully landscaped and very well stocked and maintained.

A gated large driveway providing excellent car standing spaces leads to a garage, workshop and laundry.

## Two Holiday Cottages

The Mistal - A delightful self contained one bed roomed semi bungalow style property with gas central heating, in brief the accommodation comprises of sitting room, fitted kitchen, bedroom and bathroom. To the outside there is a patio area overlooking the Derbyshire countryside. Price Guide £400 to £450 per week.

The Byre - A two bed roomed semi detached property over two floors, in brief the accommodation comprises of entrance with stairs off, sitting room, fitted kitchen, ground floor bathroom and two bedrooms both with en-suites and a storage cupboard housing the boiler to the first floor and small patio area to the front of the property enjoying the view over Derbyshire. Price Guide £650 to £695 per week.

## The Location

Blackbrook is a small hamlet located within easy reach of Belper which provides an excellent range of amenities including a supermarket, shops, education at all levels, railway station, public houses, restaurant and recreational facilities.

The village of Duffield is some three miles to the south and the city of Derby is approximately eight miles to the south. The famous market town of Ashbourne, known as the Gateway to Dovedale and the Peak District National Park, lies approximately eleven miles to the west. The nearby countryside provides some delightful scenery and walks along the River Derwent.

## Recessed Storm Arched Porch

With entrance door and side sealed unit double glazed windows.

## Entrance Hall

10'9" x 9'10" (3.29 x 3.02)

With open archway, radiator and access to roof space.

## Spacious Lounge

20'9" x 15'6" (6.34 x 4.73)

With feature fireplace with surrounds incorporating open grate fire and raised tiled hearth, coving to ceiling, two radiators, countryside views and double glazed sliding patio door opening onto raised decking area and gardens.



### Living Kitchen/Dining Room

17'7" x 15'11" (5.37 x 4.86)

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching worktops, matching fitted kitchen island incorporating four ring Neff induction hob with stainless steel extractor hood over, continuation of the kitchen island with matching fitted table, built-in Neff stainless steel double electric fan assisted oven, concealed worktop lights, integrated washing machine, integrated dishwasher, two radiators, coving to ceiling, spotlights to ceiling, double glazed window with fitted blind, double glazed bow window with deep windowsill, double glazed sliding patio door opening into conservatory and internal French glazed doors opening into spacious lounge.



### Rear Porch

With double glazed access door and built-in cupboard housing the boiler.

### Conservatory

12'2" x 10'6" (3.73 x 3.22)

With electric heater, double glazed windows, power, double glazed sliding patio doors opening onto paved patio and countryside views.

### Double Bedroom One

15'1" x 9'4" (4.62 x 2.86)

With a good range of fitted wardrobes with fitted drawers, radiator, coving to ceiling, spotlights to ceiling, double glazed side window, double glazed bow window with deep windowsill with fitted blind and internal panelled door.



### Jack & Jill Style En-Suite

6'2" x 5'11" (1.88 x 1.82)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tiled splash-backs, heated chrome towel rail/radiator, extractor fan, double glazed obscure window and internal panelled door.



### Double Bedroom Two

13'0" x 11'10" (3.98 x 3.62)

With feature fireplace, radiator, coving to ceiling, double glazed window with countryside views and internal panelled door.



### Double Bedroom Three

10'0" x 9'7" (3.05 x 2.93)

With fitted wardrobe, radiator, coving to ceiling, double glazed window with fitted blind and internal panelled door.



### Family Bathroom

7'4" x 6'6" (2.26 x 2.00)

With bath with shower over with shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, heated chrome towel rail/radiator and internal panelled door.



## Gardens

Enjoying a warm south to south-westerly aspect with delightful countryside views. The gardens enjoy wide shaped lawns, raised patio and decking areas. The garden is also nicely screened by a selection of trees, hedgerows, stone wall and a selection of flowers and plants. Outside lights and cold water tap. Greenhouse and shed.



## Large Driveway

A large sweeping tarmac driveway provides excellent car standing spaces for approximately twelve vehicles and also has space for a caravan/motorhome.



## Garage

16'2" x 12'4" (4.93 x 3.77)

With power and lighting and electric roll up door.



## Workshop

15'8" x 8'3" (4.79 x 2.53)

With power and lighting.

## Laundry Room

15'8" x 6'6" (4.80 x 2.00)

With single stainless steel sink unit with hot and cold taps, plumbing for automatic washing machine, power and lighting and stable door.

## HOLIDAY COTTAGE ONE (THE BYRE)



## Entrance Hall

With half glazed door and staircase leading to bedrooms.

## Lounge/Dining Room

19'9" x 14'6" (6.03 x 4.43)

With two radiators, two double glazed windows with countryside views and under-stairs storage cupboard.

## Kitchen

8'0" x 5'8" (2.45 x 1.73)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in five ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated dishwasher, integrated fridge/freezer and Velux window.



## Ground Floor Bathroom

6'10" x 5'6" (2.10 x 1.70)

With bath with shower over, pedestal wash handbasin, low level WC, tiled splash-backs and extractor fan.

## First Floor

## Landing

### Double Bedroom One

15'5" x 10'5" (4.71 x 3.20)

With storage into eaves, radiator, two double glazed Velux windows and countryside views.



### En-Suite

7'0" x 2'8" (2.14 x 0.82)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs and extractor fan.

### Double Bedroom Two

15'8" x 12'6" (4.78 x 3.83)

With two radiators, storage into eaves, two double glazed Velux windows and countryside views.



### En-Suite Two

6'10" x 2'11" (2.09 x 0.90)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs and extractor fan.

### Patio Garden

Enjoying a south to south-westerly aspect with countryside views.





## HOLIDAY COTTAGE TWO (THE MISTAL)



### Lounge/Dining Room

19'1" x 12'9" (5.84 x 3.89)

With two radiators, double glazed window and countryside views.



### Kitchen

8'3" x 6'3" (2.54 x 1.93)

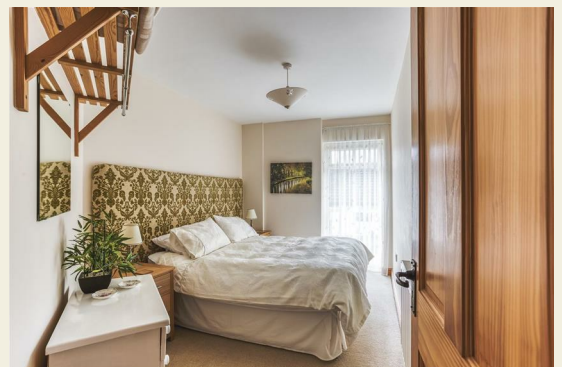
With single stainless steel sink unit with mixer tap, wall and base units with matching worktops built in four ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated dishwasher, integrated fridge and double glazed Velux style window.



### Double Bedroom One

12'10" x 7'7" (3.92 x 2.33)

With radiator, double glazed window and countryside views.



## Bathroom

7'0" x 6'4" (2.15 x 1.94)

With bath with shower over, pedestal wash handbasin, low level WC, tiled splash-backs, radiator and extractor fan.



## Patio Garden


Enjoying a south to south-westerly aspect with countryside views.

## Council Tax - F

Amber Valley



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	