



## 3 Bed House - Detached

Field Gate Church Lane, Kirk Langley, Ashbourne DE6 4NG  
Offers Around £795,000 Freehold



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& Company**

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- Charming Detached Cottage
- Ecclesbourne School Catchment Area
- Potential To Extend - ( subject to planning permission )
- Countryside Views
- Two Reception Rooms
- Breakfast Kitchen with Pantry
- Three/Four Bedrooms
- Private Gardens - 0.37 Acre
- Sweeping Driveway
- Brick Garage with Store

## ECCLESBOURNE SCHOOL CATCHMENT AREA - A CHARMING DETACHED COTTAGE with POTENTIAL TO EXTEND - MATURE GARDENS - COUNTRYSIDE VIEWS

Field Gate occupies a superb rural setting, offering stunning open views to both front and rear. It sits on a mature plot that extends to around 0.37 of an acre, offering excellent potential for further development ( subject to the necessary planning consents ).

The property is set well back from the road and has a sizeable horseshoe driveway with two access points, which in turn leads to a large garage and coal store/workshop.

In brief the living accommodation comprises of; entrance porch, cloakroom, sitting room, dining/lounge, breakfast kitchen with pantry and rear porch. The first floor landing leads to three double bedrooms, study/potential fourth bedroom and family bathroom/shower room.

Outside, there are mature gardens that extend to 0.37 acre to the front, side and rear of the property.

### The Location

The village of Kirk Langley is situated approximately 4 miles from Derby City centre and 9 miles from the famous market town of Ashbourne, known as the gateway to Dovedale and the famous Peak District National Park, which provides stunning scenery.

Kirk Langley offers a highly rated primary school and is also within the catchment area for the noted Ecclesbourne Secondary School within Duffield. There are a range of nearby village pubs and regular bus services to Derby Fast access to the A38, A50, leading to the M1 motorway and other East Midlands centres, together with East Midlands International Airport.

### The Accommodation

#### Ground Floor

### Entrance Porch

5'4" x 3'0" (1.64 x 0.92)

With solid wood door to the front elevation, tiled flooring, double glazed window with aspect to the side and doors giving access to:

### Cloakroom/WC

5'3" x 4'0" (1.61 x 1.23)

Fitted with a low level WC, wash hand basin, tiled flooring, tiled splash-backs and double glazed window.

### Sitting Room

25'7" x 12'3" (7.82 x 3.75)

With double glazed sash windows to the front and side elevations overlooking the gardens, feature open fireplace with tiled hearth ceiling beams, parquet flooring and countryside views.



### Dining/Lounge

13'5" x 12'7" (4.09 x 3.86)

Comprises of two feature double glazed sash windows to the front elevation overlooking the front garden and adjacent fields with countryside views, open plan staircase leading to the first floor, open fireplace with tiled hearth, ceiling beams and a further double glazed window to the side elevation. Door giving access to:-



### Breakfast Kitchen

13'5" x 11'11" (4.10 x 3.65)

Fitted with a range of matching base units, roll edge work surfaces, tiled splash-backs, stainless steel single bowl sink drainer unit, electric cooker point, Aga, ceiling beams, tiled flooring, tiled splash-backs, double glazed windows with aspect to the side and rear elevations and door giving access to:



### Pantry

10'2" x 4'3" (3.10 x 1.32)

Having tiled flooring, obscure glazed window and providing useful storage space with shelving.



### Rear Porch

5'8" x 4'6" (1.75 x 1.38)

### First Floor

#### Landing

12'7" x 2'9" (3.84 x 0.84)

With access to the loft space, double glazed window and doors leading to:

#### Bedroom One

13'4" x 12'3" (4.08 x 3.74)

With double glazed sash window to the front elevation with countryside views.



#### Bedroom Two

12'11" x 10'4" (3.95 x 3.17)

With double glazed sash window to the front elevation with countryside views.



### Bedroom Three

12'2" x 11'10" (3.72 x 3.61)

With double glazed sash window to the side elevation and countryside views.



### Study/Small Bedroom Four

10'4" x 6'0" (3.16 x 1.85)

With double glazed window to the side elevation and airing cupboard housing the hot water cylinder with shelving.



### Family Bathroom

10'4" x 5'8" (3.15 x 1.75)

Fitted with a three-piece suite comprising of a shower cubicle with electric shower and tiled walls, low level WC, wash hand basin with tiled splash-back, fitted wall mirror, wall mounted heated towel radiator and obscure double glazed window to rear elevation.



### Large Driveway with Garage & Store

The property occupies a mature, generous sized plot and is set well back from the road. It has a sizeable gravel drive on/off horseshoe driveway, that provides parking for many vehicles. This provides access to a brick built garage with up and over doors and a further coal store/workshop.



### Private Mature Gardens - 0.37 acre.

A truly impressive feature of the property is the mature plot sitting on 0.37 of an acre, offering superb countryside views to both the front and rear elevation.



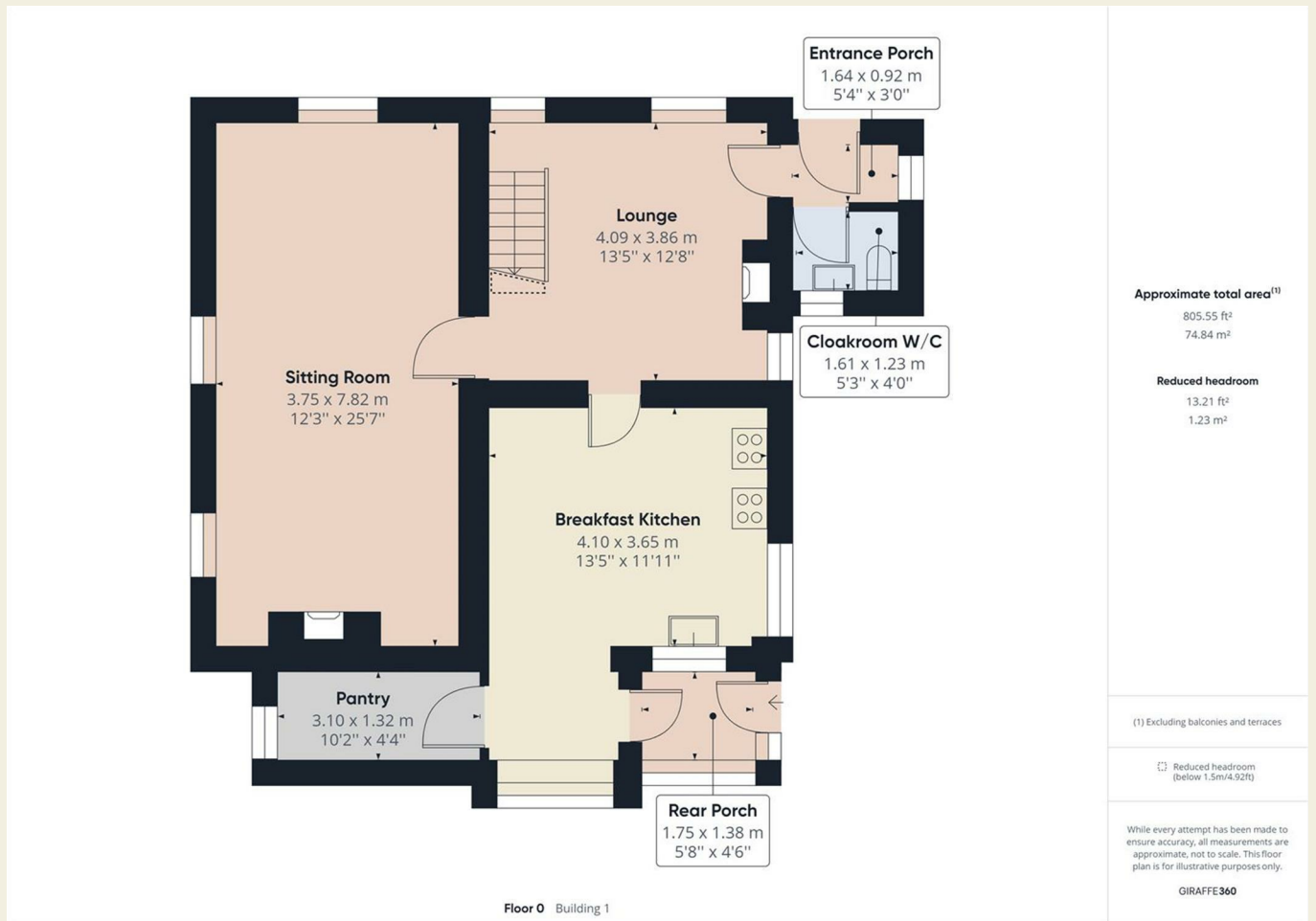
## Garage

20'5" x 13'6" (6.24 x 4.13)



Council Tax - Band F

Amber Vallay



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Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
600.42 ft<sup>2</sup>  
55.78 m<sup>2</sup>

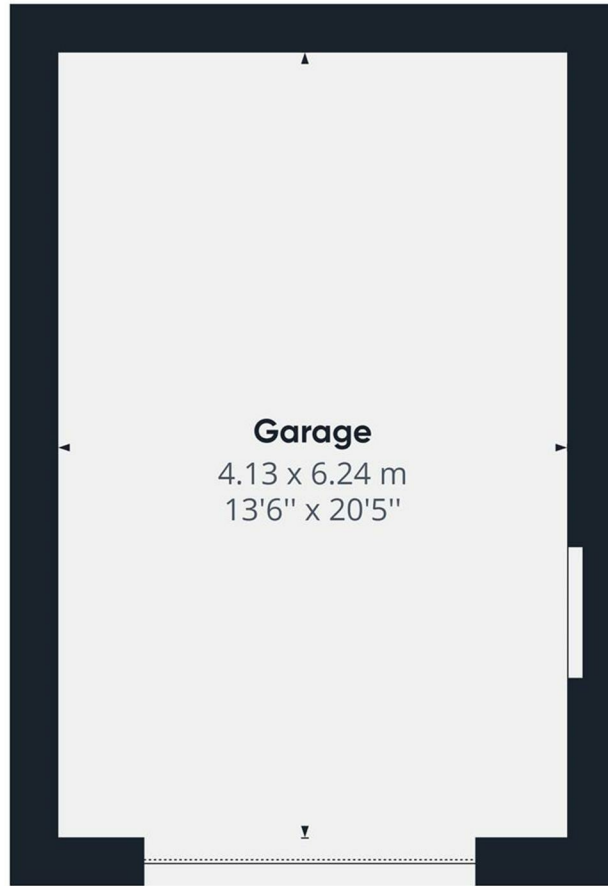
(1) Excluding balconies and terraces

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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Building 2

Approximate total area<sup>(1)</sup>  
284.37 ft<sup>2</sup>  
26.42 m<sup>2</sup>

(1) Excluding balconies and terraces

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### 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>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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