



3 Bed House - Detached

5 Moor Lane, Kirk Langley, Ashbourne DE6 4LQ
Offers Around £289,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Charming Brick & Stone Detached Cottage
- Ecclesbourne School Catchment Area
- Lounge with Stone Fireplace and Multi-Burner Stove
- Useful Ground Floor Study
- Kitchen/Diner with Belfast Style Sink & Utility
- Three First Floor Bedrooms (Bedroom 3/Study)
- Ground Floor Bathroom & First Floor En-suite
- South Facing Garden
- Outside Stores & Workshop
- On Street Car Parking and Residence Car Parking Close to the House

This charming detached house with south facing garden offers a delightful blend of comfort and character located between Derby and Ashbourne.

The property features a welcoming lounge adorned with a beautiful stone fireplace and a multi-burner stove, perfect for cosy evenings. The ground floor also boasts a useful study area, providing an ideal space for remote work or quiet reading. The kitchen/diner with a traditional Belfast style sink, making it a pleasant area for family meals and entertaining guests.

Upstairs, you will find three well-proportioned bedrooms, one of which can easily serve as a study and en-suite shower. The ground floor is complemented by a conveniently located bathroom, ensuring practicality for everyday living.

The south-facing garden is a delightful outdoor space, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the property includes outside stores and workshop, providing ample storage for gardening tools or outdoor equipment.

With its charming features and thoughtful layout, this house is an excellent opportunity for families or professionals seeking a peaceful retreat in the heart of the Derbyshire countryside.

The Location

Kirk Langley lies about 9 miles from Ashbourne and 4 miles from Derby, on the edge of the Peak District National Park. The area offers wonderful landscapes and great opportunities for walking, cycling, climbing and horse riding. Carsington Water is about 11 miles away and offers water sports activities and fishing. A range of schools lie within easy reach including a primary school within the village, Queen Elizabeth's Grammar School in Ashbourne and Ecclesbourne School catchment area. There are a number of independent secondary schools, notably Derby Grammar School, Derby High School and Repton School. Fast access to Derby and A38 only 4 miles away, also very convenient for A50, A52 and M1 motorway.

Acommodation

Ground Floor

Storm Porch

With quarry tile flooring, outside light and double glazed entrance door.

Entrance Hall

5'9" x 2'10" (1.76 x 0.88)

With tile flooring, radiator, exposed stone wall and decorative beams to ceiling.

Lounge

13'9" x 12'1" (4.20 x 3.69)

With stone fireplace incorporating multi-burner stove with raised brick hearth, exposed wood floors, corner TV wood unit, decorative beams to ceiling, cast iron period style radiator, exposed stone wall, double glazed window overlooking south facing rear garden, internal stripped latch door and double glazed door opening onto raised patio and south facing garden.



Study

10'3" x 4'9" (3.14 x 1.47)

With decorative beams to ceiling, spotlights to ceiling, radiator, double glazed window with fitted blind, shelving and open square archway leading into lounge.



Kitchen/Diner

11'8" x 9'2" (3.57 x 2.80)

With Belfast style sink with chrome mixer tap, wall and base cupboards with wood worktops, built-in four ring gas hob, built-in electric fan assisted oven, dishwasher included in the sale, tile flooring, radiator, wall mounted breakfast table, exposed stone wall, decorative beams to ceiling, double glazed window and charming stable latch door.



Utility

8'8" x 4'7" (2.65 x 1.40)

With wall and base fitted pine cupboards with wood worktops, wood flooring, double glazed Velux window, Miele washing machine included in the sale, Vaillant boiler, space for fridge, space for freezer, vent for tumble dryer, decorative beams to ceiling and open square archway leading to kitchen/diner.

Lobby

With double opening stripped doors and staircase with handrail leading to first floor.

Bathroom

5'10" x 5'6" (1.80 x 1.70)

With roll edge top bath with chrome mixer tap hand shower attachment, fitted wash basin, low level WC, pine panelling, tile flooring, tile splashbacks, decorative beams to ceiling, spotlights to ceiling, radiator, extractor fan, double glazed window with internal shutters and stripped latch door.



First Floor Landing

11'6" x 7'3" (3.53 x 2.22)

With useful built-in storage cupboards, decorative beams to ceiling, double glazed Velux window and access to roof space.

Bedroom One

14'5" x 8'11" (4.40 x 2.74)

With built-in wardrobes with stripped latch doors, fitted dressing table with granite top, decorative beams to ceiling, radiator, double glazed Velux window, additional double glazed window and internal stripped latch door.



En-Suite

5'8" x 2'10" (1.74 x 0.88)

With WC, wash basin, extractor fan and stripped latch door.



Shower

3'6" x 2'4" (1.07 x 0.72)

With built-in shower with electric shower, fully tiled walls and stripped latch door.

Bedroom Two

9'10" x 6'1" (3.00 x 1.86)

With decorative beams to ceiling, radiator, double glazed Velux window and internal stripped latch door.



Study/Bedroom Three

10'0" x 5'6" (3.05 x 1.68)

With character exposed fireplace with stone lintel and raised brick/tiled hearth, built-in wardrobe, built-in stripped cupboards, radiator, decorative beams to ceiling, double glazed window and stripped latch door.



South Facing Garden

The property enjoys a south facing garden laid to lawn with raised paved patio providing a pleasant sitting out entertaining space and is fully enclosed by stone/brick walls and fencing with side access gates. Wheelie bin store. Log store. Bike store. Garden store.



Workshop

8'7" x 5'2" (2.62 x 1.60)

With concrete floor, constructed of timber, power and lighting.



Store

7'6" x 5'4" (2.31 x 1.63)

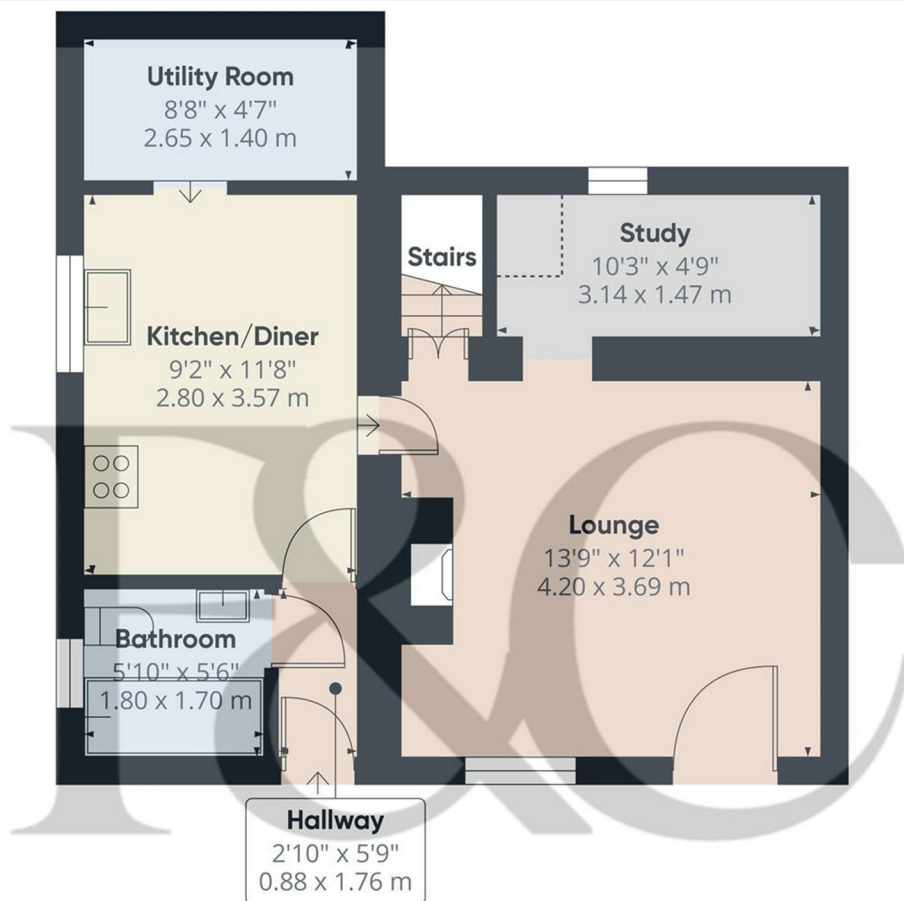
With power and lighting.

Car Parking

On street car parking and also residence car parking close to the property.

Council Tax Band C





Floor 0

Approximate total area⁽¹⁾

424.53 ft²
39.44 m²

Reduced headroom

5.03 ft²
0.47 m²

(1) Excluding balconies and terraces

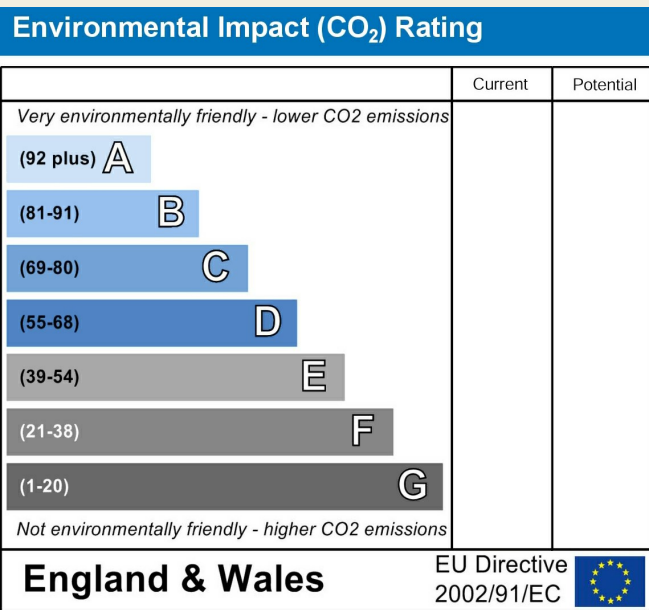
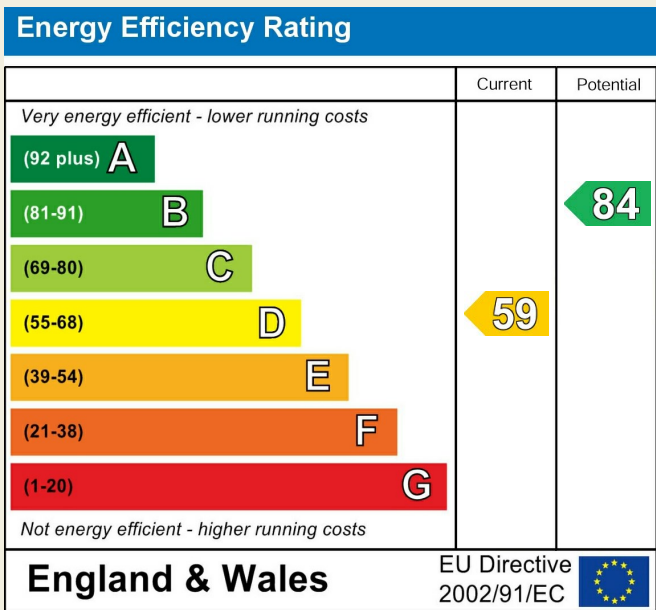
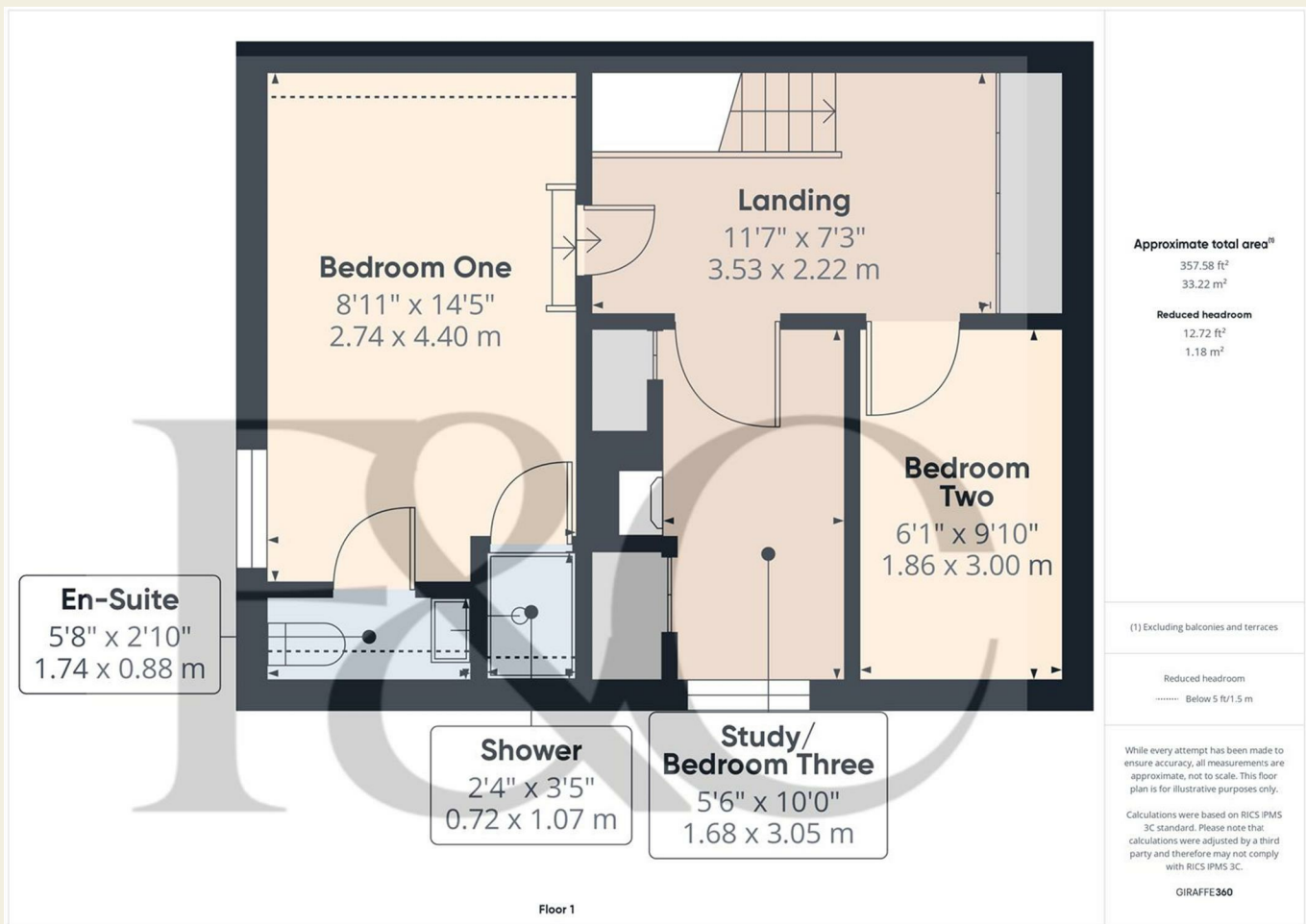
Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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