



---

3 Bed Farmhouse

Town End Farm  
Ashbourne Road  
Kirk Langley  
Ashbourne  
DE6 4NS

£1,795 Per Calendar Month

---

Fletcher  
& Company

# Town End Farm Ashbourne Road Ashbourne DE6 4NS



- AVAILABLE MID MAY 2025
- SITUATED SECURELY WITHIN GATED GROUNDS
- AVAILABLE SHORT OR LONG TERM
- HIGH SPECIFICATION THROUGHOUT
- 3 DOUBLE BEDROOMS TWO BATHROOMS
- UTILITY ROOM AND DOWNSTAIRS W/C
- OPEN PLAN LIVING
- PRIVATE PATIO AND LAWNED AREAS
- PARKING FOR SEVERAL VEHICLES
- VIEWING ESSENTIAL

Town End Farm is a STUNNING, recently refurbished farm house which is situated within a small gated complex and is ideally situated for Derby and Ashbourne. The property has been upgraded throughout with a recently installed bathroom, en suite and kitchen/diner with central island. The property has been diligently and carefully modernised with a mix of the old with the new throughout. Lawned gardens and gravelled driveway providing parking for four/five cars.

UTILITY ROOM 3' 10" x 9' 6" (1.19m x 2.90m) Having wood effect flooring, plumbing for washing machine, space for dryer and obscure door leading to side.

LOUNGE To side aspect with feature exposed stone and glass staircase, wood effect flooring and under stairs storage.

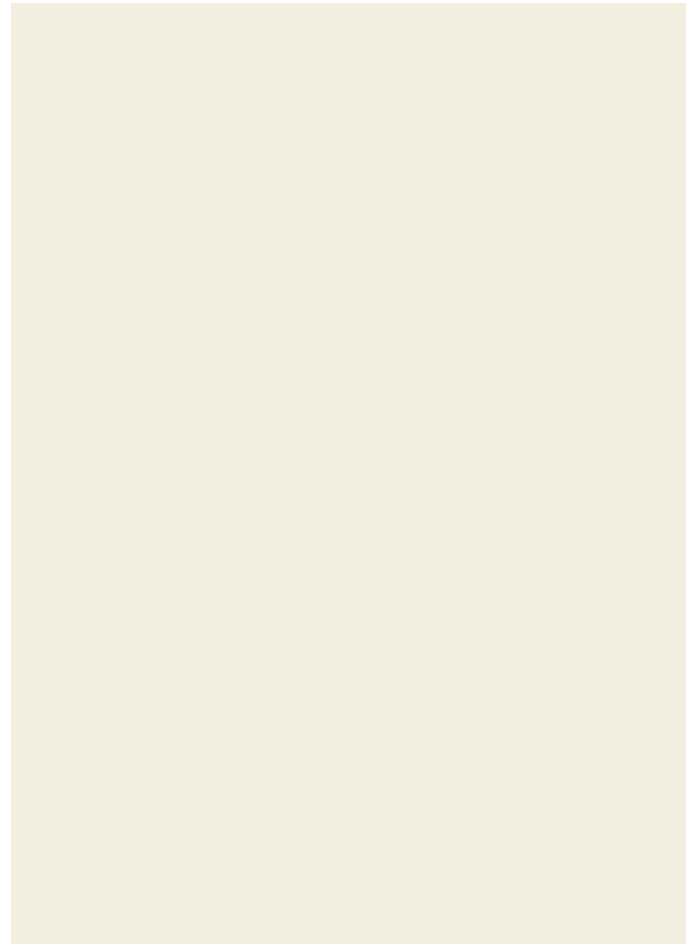
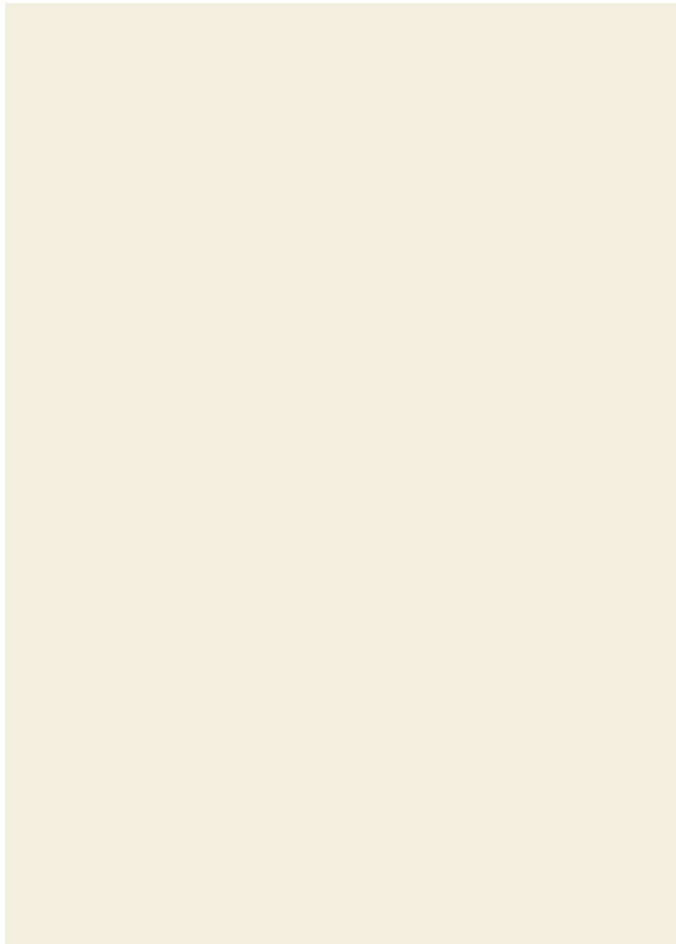
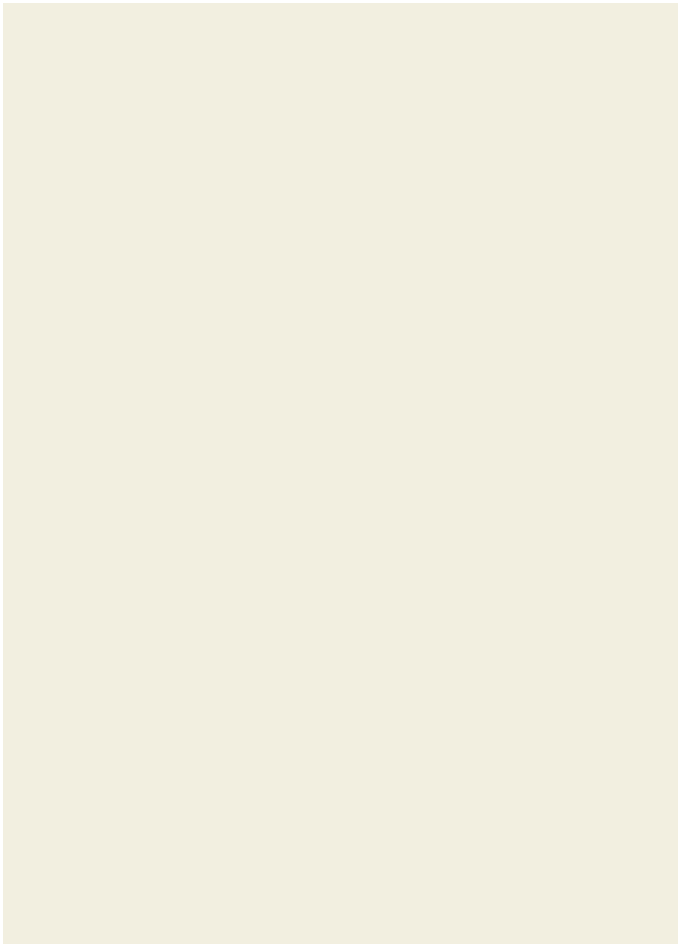
KITCHEN/BREAKFAST ROOM 17' 0" x 23' 8" (5.19m x 7.23m) Having a range of wall and base units, central island with wooden work top, range with five ring gas stove, extractor over, integral dish washer and fridge freezer, French doors leading to separate patio area and feature glass and stone staircase leading to the first floor.

BEDROOM ONE 11' 1" x 14' 11" (3.40m x 4.55m) To end aspect with French doors leading to Juliette balcony.

ENSUITE 5' 7" x 7' 11" (1.71m x 2.43m) Shower room comprising of low level w.c., wash basin and shower cubicle.

BEDROOM TWO 11' 5" x 8' 3" (3.50m x 2.52m) To middle rear aspect with access to





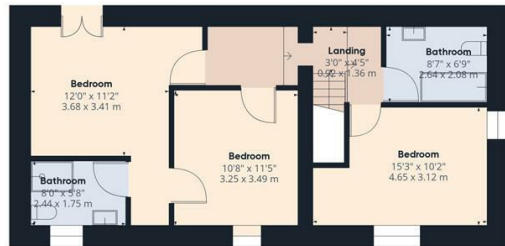
Duffield House  
 Town Street  
 Duffield  
 Derbyshire  
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk  
 www.fletcherandcompany.co.uk



Floor 0



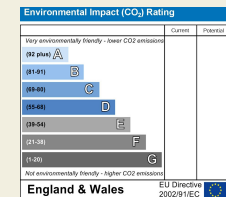
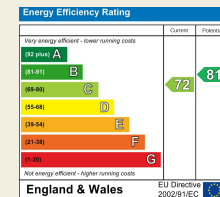
Floor 1

Approximate total area<sup>(1)</sup>  
 1386.18 ft<sup>2</sup>  
 128.78 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.

GIRAFFE360



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher  
 & Company