



Sally Botham
ESTATES

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**Littlecotes Farm House, Dark Lane, Ashover Hay, Ashover,
CHESTERFIELD, S45 0HD**

£2,500 pcm

A splendid and superbly appointed, detached, stone built, country home set in pleasant gardens, surrounded by delightfully open countryside. Built-in natural stone under a traditional tiled roof with dressed stone door surrounds and mullioned windows. This exceptionally spacious, former farmhouse has been tastefully extended to create luxuriously appointed family home offering four double bedrooms, including a ground floor master suite, two luxury en-suite bathrooms and a family shower room. There is an elegant reception hallway, good size dining room, bar room, well appointed farmhouse style dining kitchen with utility room and ground floor bathroom off.

Leading from the hallway is a grand drawing room with an exceptionally fine dressed stone fireplace creating a central feature. The property is set within pleasant gardens with a stone built double garage and off road parking, located on the outskirts of the quiet hamlet of Ashover Hay surrounded by beautiful open countryside within easy reach of the towns of Matlock, Alfreton and Chesterfield and within commuting distance of Sheffield, Nottingham and Derby. Nearby Ashover Village has excellent amenities including post office, butchers, local shop, doctors, pubs and a good primary school with an excellent reputation.

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Entering the property via a wood grain effect upvc entrance door with floor length double glazed and leaded side light windows. The door opens to:

RECEPTION HALLWAY 13'11 x 13'6 (4.24m x 4.11m) With a rear aspect wood grain effect upvc double glazed and leaded window and polished travertine tiles to the floor with under floor heating. The hallway is illuminated by halogen downlight spotlights. There is a built in oak cloak cupboard with batten door and ring latch and a built-in dresser unit with open display shelves having storage cupboards beneath. Steps rise to a broad opening leading to:

DINING ROOM 18'10 x 17'10 (5.74m x 5.43m) With front aspect double glazed and leaded windows overlooking the gardens and the open fields beyond. The room has polished travertine tiles to the floor, with individual controlled under floor heating, following through from the reception hallway. There is a fine, stone built, through fireplace with a heavy corbelled lintel and raised hearth housing a double sided Villager stove. The room is illuminated by halogen downlight spotlights and a centre light point. There are inset speakers for a piped music system. A broad opening leads to:

BAR ROOM 18' x 14'9 (5.48m x 4.5m) Having front aspect upvc double glazed and leaded windows and a half glazed upvc entrance door opening onto the front of the property. There are further rear aspect double glazed windows with pleasant views over the surrounding open countryside. The room has heavy exposed beams to the ceiling and a fine feature through fire opening to the dining room, sharing the Villager log burning stove. The room has polished oak floorboards, staircase rising to the first floor accommodation and a built-in drinks bar with wine fridge, glass and bottle storage shelving and a row of optics. The room is illuminated by halogen downlight spotlights and wall lamp points. There are built-in speakers for the pipe music system and set within the wall space to the side of the chimneybreast is a flat screen TV. The room has central heating radiators with radiator covers. A batten door with ring latch leads to:

FARMHOUSE KITCHEN 17'6 x 14'5 (5.33m x 4.39m) Having dual aspect wood grain effect upvc double glazed and leaded windows enjoying the pleasant views afforded by the property. The room has ceramic tiles to the floor and a rustic brick fire opening housing a Sandyford oil fired aga style cooker with twin lidded hot plates and double ovens. The kitchen is fitted with a good range of bespoke pine units with cupboards and drawers set beneath a polished granite work surface with a matching upstand and tiled splashback. There are wall mounted storage cupboards, open display shelves and plate racks, glass fronted display cabinets and a large matching dresser unit with further storage cupboards and drawers, display back and fitted wine rack. There is a television aerial point with satellite facility. Set within the work surface is an under mounted Belfast style butler's sink with antique style mixer tap. There two heavy exposed beams to the ceiling and ample space for a family dining table. A batten door with ring latch opens to:

UTILITY ROOM 9'8 x 7'9 (2.95m x 2.36m) Having a glazed entrance door, with obscured glass, opening onto the front of the property. The room has ceramic tiles to the floor, central heating





radiator with thermostatic valve and halogen downlight spotlights. A range of bespoke pine units matching those of the kitchen with wall mounted storage cupboards, drawers and base units which offer concealed space and connection for an automatic washing machine, dishwasher and space and vent for a tumble dryer. Set within the work surface is a stainless sink with mixer tap. The work surface has a tiled splashback. A batten door with ring latch opens to:

GROUND FLOOR BATHROOM 7'8 x 5'9 (2.33m x 1.75m)

Being partially tiled with a ceramic tiled floor and having a rear aspect upvc double glazed window with views over the open fields. Suite with double ended bath having side fill Victorian style mixer tap with hand held shower spray, pedestal wash hand basin and high level flush W.C. The room is illuminated by halogen downlight spotlights and there is an extractor fan and central heating radiator.

From the reception hallway a pair of oak braced batten doors with a ring latch open to:

DRAWING ROOM 29'7 x 23'6 (9.01m x 7.16m)

An impressive room with dual aspect upvc wood grain effect double glazed and leaded windows enjoying superb views over the gardens and surrounding open countryside. The room has a grand fireplace in natural stone with a heavy corbelled lintel and mantel and a raised stone hearth housing a Villager log burning stove. The room is illuminated by halogen downlight spotlights controlled by dimmer switches. There is a television aerial point with satellite facility, cabling for a surround sound system and a telephone point. The room has individually controlled under floor heating. A braced oak batten door with ring latch leads to:

MASTER SUITE BEDROOM 16'5 x 14'6 (5m x 4.42m)

Having wood grain effect upvc double glazed and leaded patio doors opening onto a flagged terrace and the gardens to the front of the property. The room has a range of built-in oak wardrobes providing hanging space and storage shelving and with open display shelves with space and connection for a television. The room is illuminated by halogen downlight spotlights and there are inset speaker for the piped music system. There is a telephone point. A broad opening leads to:

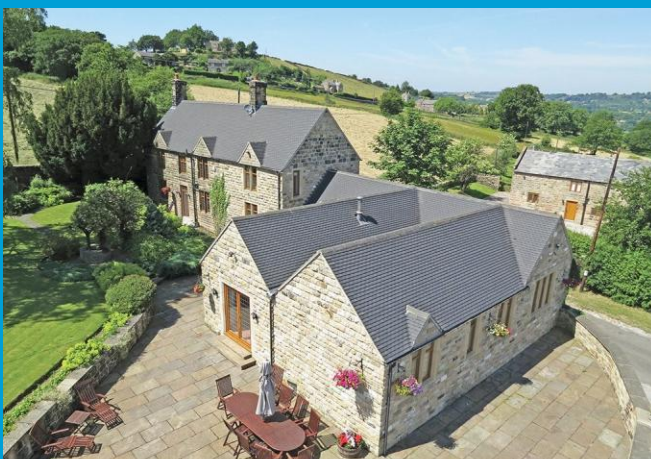
DRESSING AREA 14'7 x 8'10 (4.44m x 2.69m)

With a side aspect window overlooking the gardens and surrounding fields. There are a good range of built-in wardrobes with hanging space and storage shelving and a dressing unit with knee hole space and drawers. An oak braced batten door with ring latch leads to:

EN-SUITE BATHROOM 14'6 x 6'7 (4.42m x 2m)

Being partially tiled with a ceramic tiled floor and having a side aspect double glazed window with obscured glass. Suite with luxury Jacuzzi double bath with body massage jets, double hand held shower sprays and side fill waterfall taps. There is a Victorian style Heritage pedestal wash hand basin and high level flush W.C. together with a quadrant shower cubicle with mixer shower having over head and hand held shower sprays. The room is illuminated by halogen downlight spotlights and there is under floor heating.

Disclaimer All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



From the bar room a quarter turn staircase with turned spindles and newels rises to:

FIRST FLOOR LANDING 8'8 x 2'9 (2.64m x 0.83m) Having a loft access hatch and braced oak batten doors with ring latches opening to:

BEDROOM TWO 19' x 17'7 (5.79m x 5.36 m) With front aspect wood grain effect double glazed and leaded windows enjoying superb far reaching views over the gardens and surrounding open countryside. There is a further side aspect double glazed window flooding the room with natural light. The room is illuminated by halogen downlight spotlights and there are central heating radiators with radiator covers, television aerial point with satellite facility and telephone point . A batten door leads to:

EN-SUITE SHOWER ROOM 7'4 x 5'9 (2.23m x 1.75m) With a front aspect double glazed window with obscured glass, ceramic tiles to the floor and suite with quadrant shower cubicle having mixer shower with over head and hand held shower spray, high level flush W.C. and Heritage pedestal wash hand basin with fitted mirror over. The room has a central heating radiator with thermostatic valve, halogen downlight spotlights and an extractor fan.

BEDROOM THREE 17'9 x 14'10 (5.41m x 4.52m) With dual aspect upvc double glazed and leaded windows enjoying the superb far reaching views over the gardens and open countryside. There are a good range of bespoke built-in pine wardrobes providing hanging space and storage shelving with fitted drawers and open display bookshelves. The room has central heating radiators with radiator covers and telephone point.

BEDROOM FOUR 12' x 9' (3.66m x 2.74m) Having a rear aspect double glazed and leaded window enjoying views over the open countryside towards Ashover. There is a deep built-in storage cupboard over the head of the stairs, central heating radiator with radiator cover and halogen downlight spotlights.

FAMILY SHOWER ROOM 7'6 x 5'3 (2.28m x 1.6m) With a front aspect double glazed window with obscured glass, ceramic tiles to the floor and suite with quadrant shower cubicle with a contemporary mixer shower with over head and hand held shower sprays, high level flush W.C. and pedestal wash hand basin with fitted mirror over.

The property has a recently fitted external oil fired boiler which provides central heating and hot water throughout the building.

OUTSIDE Littlecotes Farm is approached via a shared entrance with electrically operated gates from where access is gained to a private drive with parking for several vehicles and giving access to the double garage. Lying to the front of the farmhouse is a good size flagged terrace with raised borders stocked with a good variety of ornamental shrubs and flowering plants from where steps rise to an area of garden mainly laid to lawn with deep sculptured borders well stocked with a good variety of plants. There is a traditional well with a stonewall and tiled roof and an ornamental pond with waterfall feature. Steps rise to a further flagged terraced area. The lawn is interspersed with fine mature trees.

DOUBLE GARAGE 20'6 x 20'1 (6.25m x 6.12m) A detached stone built double garage with electrically operated roller shutter vehicular access doors, power and lighting.

SERVICES AND GENERAL INFORMATION Mains electricity and water are connected to the property, drainage is by way of a private system and heating and hot water are provided by an oil fired boiler.

DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Alfreton. After passing through Tansley Village take the B6014 signed posted to Clay Cross and Tibshelf. After passing the left turn sign posted Milltown, Ashover and Ashover Hay continue along the B6014 climbing the hill shortly after the brow of the hill the property can be found on the right hand side.

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