



**Main Street, Kirk Ireton  
Ashbourne, DE6 3LD**

**£325,000**

With vacant possession and no upward chain, this beautiful cottage has been upgraded to a very high standard. There is a new kitchen, new bathroom and new shower room, as well as new carpets and flooring throughout. Situated in one of the most sought-after villages in the area, this home has been a successful holiday let, private rental and family home in recent years.

On the ground floor, a useful entrance lobby leads through to the kitchen-diner, sitting room and shower room. To the first floor are two good-sized double bedrooms and a bathroom. The south-facing courtyard garden is a real sun trap and low maintenance.

The popular village includes a primary school, the renowned Barley Mow public house, village shop, church and village hall, as well as a children's play park and a large sports field with tennis courts, a boules rink and football pitch. There are quiet country lanes in all directions offering pleasant walks and challenging cycle rides through verdant countryside.

The market town of Wirksworth has recently been named by The Sunday Times as the best place to live in Derbyshire and is only 3 miles away. Carsington Water's edge is just one mile from the village, whilst the delights of the Derbyshire Dales, Peak District, Chatsworth House and several bustling market towns are all a short drive away.



### Front of the home

With on-street parking immediately outside, this pretty stone-built detached cottage has a lintel bearing the cottage name and a light above the front door. A path on the left leads to a gate into the rear garden. The cottage has a gabled front end. Enter the home through a part-glazed wooden front door with iron handle, letterbox and knocker into the entrance lobby.

### Entrance Lobby

Stepping onto the substantial barrier mat, this is the perfect place to kick off muddy shoes and hang your coat on the coat hooks to your left. A half-glazed pine door leads into the open plan kitchen-diner.

### Kitchen-Diner

10'7" x 10'0" (3.25 x 3.05)

Upgraded by the current owners to a very high standard. Three timber-framed windows bring natural light in and there are recessed ceiling spotlights, two Wifi-enabled wall-mounted electric heaters and space on the left for a four seater dining table.

The L-shaped solid oak worktop has space at the far end for a large fridge-freezer. There are a range of high and low level country-style cabinets, with an integrated Lamona dishwasher and Beko washer-dryer. The integral large ceramic Belfast sink has a brass swan neck mixer tap. Further around, the AEG four-ring induction hob is above an electric oven, with a brushed chrome extractor hood above.

Around the corner is a staircase, with stairs up to the first floor. Bevelled pine doors with iron latches lead into the shower room and sitting room.

### Sitting Room

17'6" x 14'9" (5.35 x 4.5)

With a superb feature fireplace housing a solid fuel burner, this lounge is very spacious and bright thanks to the south-facing windows and back door. The fireplace has a tiled hearth and brick pillars beneath a timber lintel. The room has oak veneer flooring, two wall-mounted electric heaters and several wall lights. It is dual aspect, with a small window to the side and those large windows facing out onto the courtyard garden. Both sets of windows have secondary glazing. There is an under-stairs cupboard for useful storage. A timber door with glazing leads to the garden.

### Shower Room

8'8" x 4'11" (2.65 x 1.5)

Upgraded to a high standard, this room has a double shower cubicle on the right with sliding glass doors and a tiled surround. It houses a mains-fed shower with standard and monsoon shower heads. The sturdy pedestal sink has a chrome mixer tap and to the left is a ceramic WC. With a contemporary tiled floor, the room also features a chrome heated towel rail, recessed ceiling spotlights, extractor fan and a window.

### Stairs to first floor landing

Carpeted stairs with a solid pine banister on the left and handrail on the right lead up to the first floor landing. There are recessed ceiling spotlights, a large over-stairs storage cupboard and bevelled pine doors with brass latches into the two double bedrooms and bathroom.

### Bedroom One

14'1" x 10'11" (4.3 x 3.35)

Beautifully-presented at the front of the home, this dual aspect room has a north-facing window and Velux. The carpeted room has a wall-mounted electric heater, ceiling light fitting, wood-panelled feature wall and plenty of space for a double/king size bed, seating and furniture.

### Bathroom

8'2" x 4'11" (2.5 x 1.5)

Also upgraded, this bathroom has a cute low window and large Velux window, so that you can gaze up at the stars from the bath below. The bath has a tiled surround, heritage-style chrome mixer tap and hand-held shower attachment. The ceramic pedestal sink has chrome taps and the room also includes a ceramic WC, chrome heated towel rail, vinyl floor, recessed ceiling spotlights and an extractor fan. There is also a loft hatch overhead.

### Bedroom Two

14'9" x 13'1" (4.5 x 4)

With really pretty views over the rooftops, this is a splendid large double bedroom. There is lots of wardrobe space and a vanity unit with ceramic sink - a modern Gledhill water tank is located in one cupboard. The carpeted room has a wall-mounted electric heater, ceiling light fitting, Velux window and wood-panelled wall.. The south-facing window is double-glazed and also provides views over the courtyard garden below.

### Courtyard Garden

The garden can be accessed from the sitting room or via the gate to the side alley. The garden is south-facing and paved, with plenty of space for outdoor dining. There is a corner rockery and space for storage or a large log store. This is a superb sunny sanctuary in the heart of the village.

