FIDLERTAYLOR







2 DAISY BANK, BRIDGE HILL, MAYFIELD, ASHBOURNE, DERBYSHIRE, DE6 2HN

PRICE: OFFERS AROUND £179,950

ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne @fidler-taylor.co.uk

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk

RICS

The Property Ombudsman

ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION
A charming two bedroomed character cottage occupying an elevated position enjoying far reaching views over the surrounding countryside, situated within the popular village of Mayfield located within a short drive of Ashbourne town centre.

The property has gas central heating, upvc double glazed windows and briefly comprises sitting room with feature fireplace and inset gas stove, breakfast kitchen, two bedrooms and bathroom.

There is no upward chain. The property is currently run as an Airbnb, therefore, a prospective purchaser could continue to do so with ease as the furniture & contents are also available by separate negotiation.

ACCOMMODATION

Canopy Porch with quarry tiled floor and stable door opening into the

Sitting Room 4.44m x 3.53m (14'7" x 11'7") with front aspect UPVC double-glazed window, radiator and oak flooring. There is a feature fireplace with wooden lintel, brick inset, quarry tiled hearth and inset log-effect gas stove. Staircase leading to the first floor. Glazed and panelled doors open into the

Breakfast Kitchen 4.42m x 2.74m (14'6" x 9') comprising a range of wall and base units and drawers, wooden work surface with inset Belfast sink, tiled splashback and breakfast bar. Baumatic range-style cooker with five ring gas hob and two electric ovens with extractor hood over. Integrated Indesit washing machine, space for a fridge freezer and slimline dishwasher. Two roof windows, recessed ceiling spotlighting, radiator, quarry tiled flooring and built-in cupboard housing the gas central heating boiler.

First Floor Landing with access to the roof space and doors lead to the bedrooms and bathroom.

Bedroom One 3.53m x 2.69m (11'7" x 8'10") having a front aspect UPVC double-glazed window with far reaching views over the surrounding countryside. Feature cast iron fireplace, radiator and inbuilt cupboard/wardrobe over the stairs.

Bedroom Two 2.69m x 2.18m (8'10" x 7'2") with radiator and UPVC double-glazed window overlooking open fields to the rear.

Bathroom comprising bath with mains control shower over and shower attachment to the taps, folding glazed shower screen, pedestal wash-hand basin, low flush wc, partially tiled walls, recessed ceiling spotlighting, extractor fan, rear aspect UPVC double glazed window and heated towel rail.











OUTSIDE
The property enjoys an elevated position with small gravelled area at the front of the property, ideal for a bench to sit and admire the far-reaching views.

SERVICES
It is understood that mains services are connected to the property.

FIXTURES & FITTINGS
Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE
It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX
For Council Tax purposes the property is in band **B**

EPC RATING C

VIEWING
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

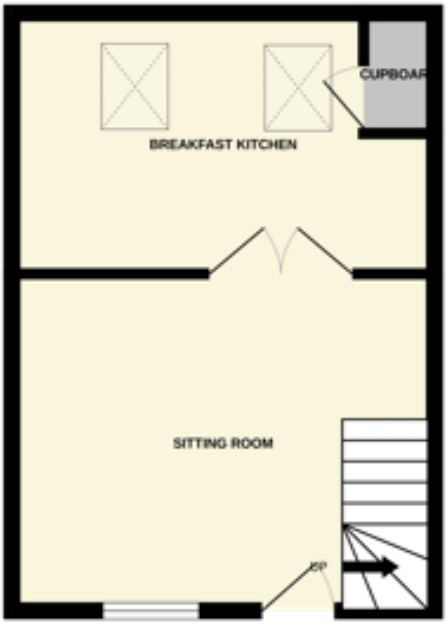
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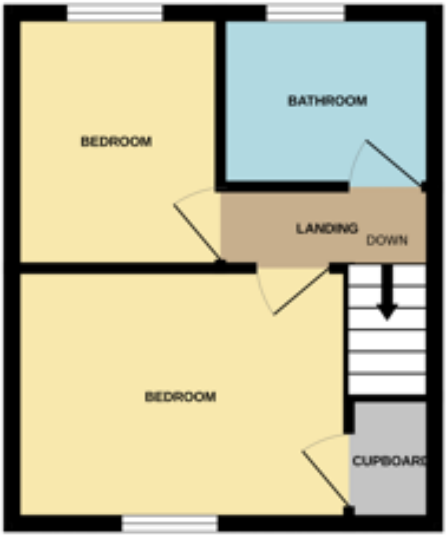




GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease.