



ADDRESS

**5 Alsop Moor Cottages, Alsop en le Dale, Ashbourne, Derbyshire,
DE6 1QS**

PRICE: Offers Around £280,000



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

Occupying a truly delightful rural location with far-reaching views to both front and rear, this traditionally styled semi-detached property offers spacious two-bedroomed accommodation on an extensive plot.

The property is sealed unit double-glazed throughout and benefits from electric night storage and electric panel heating and now offers tremendous scope and potential for alteration and modification to a new owner's personal choice. Considered likely to be of interest to the professional couple or ambitious first-time buyer seeking a rural property which is set within The Peak District National Park, but is within convenience reach of Ashbourne, Buxton and other employment centres, an early viewing is highly recommended.

ACCOMMODATION

UPVC sealed unit double-glazed side entrance door leads to

Entrance Porch with electric panel heater and door off to the under stairs storage cloaks cupboard with UPVC window.

Front Sitting Room 4.65m x 3.73m (15'3" x 12'3") with twin sealed unit double-glazed UPVC windows to the front, enjoying countryside views, electric night storage heater and electric panel heater, feature fireplace with decorative fuel effect electric fire. A door from the Sitting Room leads to an Inner Lobby with staircase to first floor level.

Dining Kitchen 3.7m x 3.18m (12'1" x 10'5") plus 2m x 1.25m (6'7" x 1'4) being comprehensively fitted with a good range of units providing single drainer stainless steel sink unit with mixer tap, base cupboards, wall cupboards and drawer bank, ample round edge work surfaces with appliance space beneath and ceramic tiled splashbacks. Plumbing for washing machine and electric cooker point (the automatic washer and electric cooker currently situated at the property may be available subject to separate negotiation). Two sealed unit double-glazed windows to the rear and further double-glazed side window. Door off to

Rear Porch having sealed unit double-glazed UPVC door to the exterior rear.

Staircase to first floor

Large galleried landing with two sealed unit double-glazed UPVC windows, electric night storage heater and loft access hatch to partially boarded loft storage space.

Bedroom One (front double) 3.63m x 3.06m (11'11" x 10') with electric panel heater and sealed unit double-glazed window with far reaching views.

Bedroom Two (rear) 4.2m x 2.41m (13'9" x 7'11") with sealed unit double-glazed window and extensive



countryside views.

Inner Landing with inbuilt cylinder and airing cupboard housing the hot water cylinder with fitted immersion heater.

Bathroom being of spacious proportions and featuring three-piece suite in white, comprising panelled bath with over-bath Mira Go Electric shower, pedestal wash-hand basin and low-flush wc, part ceramic tiled walls, electric heated towel rail radiator and sealed unit double-glazed window.

OUTSIDE

The property occupies a delightful rural location and is situated approximately a quarter of a mile from the A515 along what is known as Cross Low Lane.

Occupying a very good-sized plot, the property is approached via a long, wide Tarmacadam driveway which proceeds past a primarily lawned front garden with planted beds and borders, leads to car standing and turning space.

The large rear garden features lawn, paved patio terrace and planted beds and borders. There is a most useful stone and slate outbuilding which is in two sections and provides store/workshop with adjoining outside wc. There are two useful timber garden sheds and timber summer house. The rear garden adjoins and overlooks open agricultural land, over which it enjoys extensive and far-reaching views.

In addition, situated to the other side of Cross Low Lane opposite the house is a most useful further grass area providing additional car standing or amenity garden land. According to our calculations, this extends to approximately 236 sq.m. or thereabouts.

SERVICES

It is understood that mains water and electricity are connected to the property. Drainage is to a shared private tank system for which an annual maintenance charge is payable.

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 C

EPC RATING tba



VIEWING

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

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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.