



Limetree Cottage Church Lane, Mayfield Ashbourne DE6 2JR

welcome to

Limetree Cottage Church Lane, Mayfield Ashbourne

A charming four bedroom detached home, located in the hamlet of Church Mayfield, the home sits in a calm and scenic area with a lovely church close by, adding to the village's character and sense of tranquillity. Ashbourne and local countryside walks are just minutes away.



Entrance Hall

A large and bright entrance hall creates an immediate sense of space as you step inside the property. The area feels open and welcoming, space for boots and coats.

Featuring stylish wood panelling and herring bone floor, three pendant ceiling lights, and two radiators. It sets the tone for the rest of the home, offering an inviting first impression and a practical central point connecting the main living areas.

Cloakroom/Wc

A neatly arranged space with radiator, WC and vanity unit to provide storage.

Study/ Fifth Bedroom

8' 6" x 8' 2" (2.59m x 2.49m)

A study with herringbone flooring offers a warm and refined atmosphere. Including large fitted desk with drawers, ideal for working from home or quiet reading. The window overlooks the wrap around garden, bringing in natural light and provides a pleasant view, giving the room a calm and focused feel. Finished with ceiling light and radiator.

Alternatively, this could be used as a downstairs bedroom if required.

Kitchen/Family Room

30' 2" x 14' 1" (9.19m x 4.29m)

A brand new kitchen with quartz work tops and quality appliances, forms a stand out feature of the home, with dining area, and relaxing areas, designed with both style and practicality in mind.

An island creates a natural focal point with designer pendant ceiling lights, offering additional workspace and seating, making it ideal for cooking, socialising or family life.

The elegant herringbone flooring adds warmth and character, giving the room a contemporary yet timeless feel. Two windows overlooking the wrap around garden provide a lovely view. Finished with down lighting, contemporary base units, gas hob, extractor fan, integrated dishwasher, oven and microwave. Openly flowing into a dining/family area

with ceiling pendant light, large double patio doors opening onto the rear of the property with beautiful views.

Utility Room

9' 10" x 5' 11" (3.00m x 1.80m)

A well appointed utility room featuring a combination of wall hung and base units, offering generous storage for everyday essentials. There is space for a large fridge freezer, along with a dedicated area for a washing machine, ensuring the room remains highly functional. A stainless steel sink provides a durable and easy to maintain workspace, while the herringbone patterned flooring adds a touch of style. A door leading out to the rear offers convenient access to the garden or outdoor areas, making this a practical and efficient extension of the home.

Lounge

17' 9" x 12' 2" (5.41m x 3.71m)

A lounge with a log burner offering a cosy focal point, creating a naturally warm atmosphere perfect for relaxed evenings. Windows to both the front and rear allow light to flow through the space, enhancing its bright and welcoming feel. Carpeted floor, two ceiling lights, and wall lights, two radiators, this is a space ideal for everyday living as well as effortless entertaining.

Landing

Large, light open space with Velux window above, pendant light and radiator. Featuring full width fitted storage space to one end.

Bedroom One

15' 5" x 12' 6" (4.70m x 3.81m)

Master bedroom with ensuite. Dual aspect windows provide natural light to flow through the room. The herringbone flooring adds a stylish, modern touch, finished with a central ceiling light, radiator positioned beneath the rear window.

En-Suite

An ensuite from the main bedroom offers a fresh,

modern feel, finished with newly fitted tiles that give the space a clean and contemporary look. A window to the side elevation brings in natural light and ventilation with radiator below. Finished with mosaic effect vinyl flooring, WC, hand wash basin with storage and cubicle shower.

Bedroom Two

13' 9" x 12' 3" (4.19m x 3.73m)

Bedroom Two is a well presented room with South facing window. The space includes built in wardrobes, offering practical storage, including fitted desk and shelves that can be used as a dressing table or additional office space. A carpeted floor adds comfort, radiator, central ceiling pendant light, completing this comfortable and functional bedroom.

Bedroom Three

12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom Three enjoys excellent natural light thanks to windows to both the rear and side. The room features built in wardrobes for convenient storage, along with a stylish panelled feature wall that adds character. The carpeted flooring enhances comfort, radiator, central ceiling light.

Bedroom Four

11' 10" x 7' 3" (3.61m x 2.21m)

Bedroom Four is a cosy and well presented space featuring a front facing window overlooking the beautiful Church. The room includes carpeted flooring and radiator for added comfort, finished with a central ceiling light.

Bathroom

14' 6" x 8' 6" (4.42m x 2.59m)

A brand new family bathroom offers a fresh, modern finish throughout, featuring a newly installed walk-in double shower and contemporary tiling that gives the space a clean, stylish look. Large walk in double airing cupboard featuring shelving, hanging space, extra storage and unvented hot water cylinder. The room feels bright and inviting, providing a practical and elegant space for everyday use. Stylish mosaic



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welcome to

Limetree Cottage Church Lane, Mayfield Ashbourne

- Modern Bespoke 4 double bedroomed Detached House
- Wrap around south facing garden and additional land (approx. 1/3 acre)
- Recently Refurbished to a high standard
- Garage with loft space, and parking for multiple vehicles
- Sought after location close to Ashbourne and Peak District

Tenure: Freehold EPC Rating: D
Council Tax Band: G



Please note the marker reflects the
postcode not the actual property

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