



Harehill Cottage Boylestone , Ashbourne, DE6 5AA

Harehill Cottage is an attractive detached family home occupying an idyllic rural position within the highly regarded village of Boylestone, enjoying delightful countryside views and excellent access to the A38, A50 and A52 road networks. The village offers a welcoming community atmosphere with amenities including The Lighthouse Michelin Guide restaurant lies a stone throw away, whilst further facilities can be found in nearby Ashbourne, Uttoxeter and Burton upon Trent.

Previously utilised as an equestrian facility, the property benefits from stabling, a ménage and approximately 3.16 acres, making it perfectly equipped for a purchaser seeking to reinstate a similar equestrian set-up.

The property offers spacious and versatile accommodation throughout, including multiple reception rooms, a conservatory overlooking the gardens, study, games room and a well-appointed farmhouse style kitchen fitted with a Rangemaster cooker and Belfast sink. Character features are evident throughout the home, including several attractive log burning fireplaces and far-reaching rural views from many rooms.

Offers Over £800,000

Harehill Cottage Boylestone

, Ashbourne, DE6 5AA



Entrance Porch

Dining Room

Conservatory

W.C.

Study

Games Room/Double Garage

Kitchen

Boiler Room/Pantry

Rear Porch

Sitting Room

Lounge

Landing

Bedroom One

En-suite

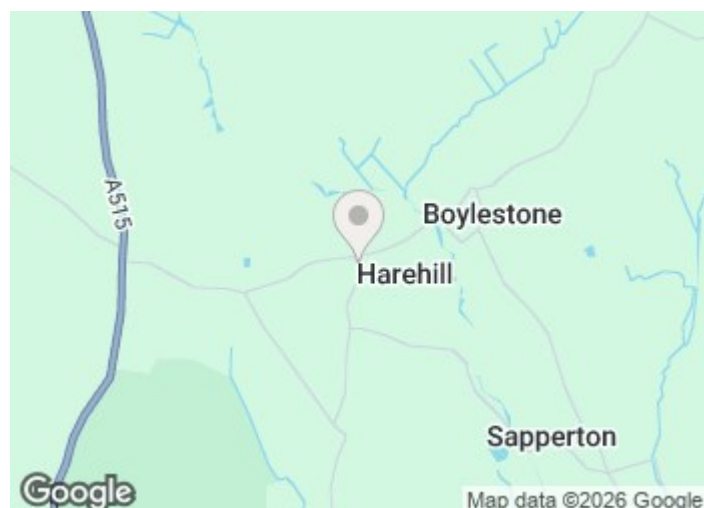
Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Services



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC