



4 Bed House - Detached

Cherry Cottage Trough Lane, Hulland Village, Ashbourne DE6 3EP

Offers Over £750,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Charming South Facing Detached Home Set in Beautiful Hamlet Location
- Sitting Room & Study/Family Room
- Kitchen/Dining Room & Dining Room with Conservatory
- Four Bedrooms & Dressing Room/Study
- Two Family Bathrooms
- Generous Garden Plot - Front & Rear Gardens
- Sweeping Gravelled Driveway with Gate & Electric Car Charger Pod Point
- Detached Garage
- Ideal Choice For The Family - Viewing Essential
- Ashbourne (5 miles) Carsington (2 miles) Belper (8 miles) Derby (12 miles) Matlock (17 miles)

Welcome to Cherry Cottage, a charming detached home nestled in the picturesque hamlet of Hulland Village, Ashbourne. This delightful south facing property is an ideal choice for families seeking both comfort and style.

As you approach the home, you will be greeted by a sweeping gravelled driveway that leads to a detached garage, providing ample parking and storage options. The generous front and rear garden offers a lovely outdoor space for children to play or for hosting family gatherings.

Situated just five miles from Ashbourne, this home offers easy access to local amenities and attractions. The nearby villages of Carsington and Belper, as well as the cities of Derby and Matlock, are all within a short drive, providing a perfect balance of rural tranquillity and urban convenience.

The Location

The house occupies a delightful position in Hulland Village which comprises a small exclusive hamlet surrounded by open Derbyshire countryside. It is approximately 5 miles from the market town of Ashbourne, known as the gateway to the Peak District National Park and also approximately 2 miles from Carsington Water with its leisure facilities including boating, walking and fishing. The nearby village of Hulland Ward provides a range of amenities including a petrol station incorporating a small supermarket. There is also a primary school together with a village inn and is approximately half a mile away. Ashbourne (5 miles) Carsington (2 miles) Belper (8 miles) Derby (12 Miles) Matlock (17 miles)

Accommodation

Ground Floor

Storm Porch

A pretty storm porch with brick base.



Entrance Hall

13'7" x 8'11" (4.15 x 2.74)

With half glazed entrance door with stained glass and leaded finish, tile flooring, radiator, spotlights to ceiling and hardwood double glazed French doors leading to garden.

Sitting Room

22'1" x 11'6" (6.74 x 3.51)

With brick fireplace with log burning stove, principal beams to ceiling, two radiators, double glazed window to rear, two hardwood double glazed windows to front and internal latch door.



Conservatory

13'3" x 5'9" (4.06 x 1.77)

With brick base with sealed unit double glazed windows, electric heater, power, lighting, double glazed access door and views to front over the garden and beyond.

Study/Family Room

14'8" x 11'5" (4.48 x 3.50)

With decorative beams to ceiling, two radiators, hardwood double glazed window to front, hardwood double glazed window to rear and internal half glazed door.



Dining Room

12'7" x 11'5" (3.85 x 3.48)

With tile flooring, radiator, internal character window, double glazed window to side, spotlights to ceiling and internal latch door.



Kitchen/Dining Room

18'3" x 9'6" (5.57 x 2.91)

With single sink unit with mixer tap, wall and base fitted units with matching worktops, range style cooker with extractor hood over, integrated microwave, integrated dishwasher, integrated fridge/freezer, spotlights to ceiling, radiator, three hardwood double glazed windows, hardwood double glazed French doors opening onto Indian stone paved patio and side matching hardwood double glazed windows and vaulted ceilings incorporating two Velux style windows.



Hallway

14'7" x 6'2" (4.46 x 1.90)

With tile flooring, two radiators, window to rear, staircase leading to first floor with understairs storage cupboard and hardwood double glazed door leading to attractive patio and garden.

Cloakroom/Utility

6'4" x 5'2" (1.94 x 1.59)

With low level WC, pedestal wash handbasin, tile flooring, radiator, gas boiler, immersion heater, plumbing for washing machine, hardwood double glazed window and internal latch door.

First Floor Landing

13'8" x 10'11" x 8'10" x 2'5" (4.17 x 3.33 x 2.70 x 0.76)

With radiator and hardwood double glazed window.

Bedroom One

14'11" x 12'3" (4.55 x 3.75)

With radiator, double glazed window to side and hardwood double glazed window to front.



Dressing Room

14'9" x 6'10" (4.51 x 2.09)

With radiator, internal double opening half glazed door giving access to bedroom one, hardwood double glazed window to front and latch door.



Bedroom Two

10'11" x 8'8" (3.34 x 2.66)

With radiator, hardwood double glazed window to the front and internal latch door.



Bedroom Three

11'7" x 10'9" (3.54 x 3.30)

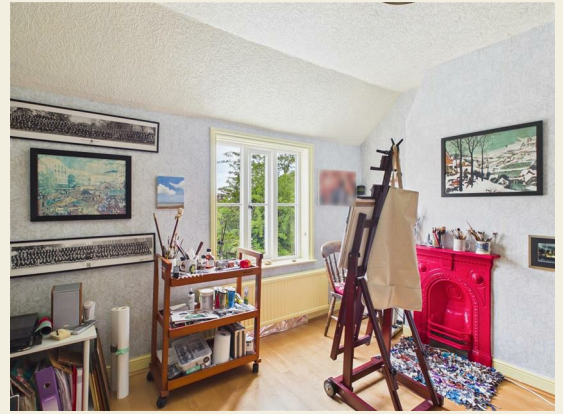
With radiator, wood flooring, hardwood double glazed window to front and internal latch door.



Bedroom Four

11'6" x 11'1" (3.51 x 3.39)

With charming, cast iron, period display fireplace, wood flooring, built-in cupboard, radiator, hardwood double glazed window with aspect of front and internal latch door.



Store Room

6'9" x 3'3" (2.08 x 1.00)

With sliding door, shelving and hardwood double glazed window.

Family Bathroom

10'0" x 9'5" (3.07 x 2.88)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile flooring, radiator, Velux style window, heated towel rail/radiator, hardwood double glazed window to rear with fitted blind and internal latch door.



Family Shower Room

9'2" x 5'2" (2.80 x 1.60)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin with chrome fittings, fully tiled walls, tile flooring, radiator, double glazed window to rear, fitted blind and internal latch door.



Separate WC

4'0" x 3'1" (1.22 x 0.96)

With low level WC, radiator, fully tiled walls, tile flooring, extractor fan, double glazed window to rear and internal latch door.

Front Garden

The property is nicely set back from the quiet lane by a generous front garden consisting of lawned areas, several large flower borders, a wildlife pond and a range of ornamental and fruit trees. Directly in front of the house is a block paved patio providing a pleasant seating area.



Rear Garden

To the rear of the property is a private, generous sized, lawned area with further borders, shrubs and trees. The Indian stone patio area adjacent to the kitchen provides a pleasant outdoor dining and entertaining area.



Sweeping Driveway

The property benefits from a sweeping gravel driveway approached by five bar gate and provides car parking spaces for approximately five/six vehicles. Electric car charging pod point.



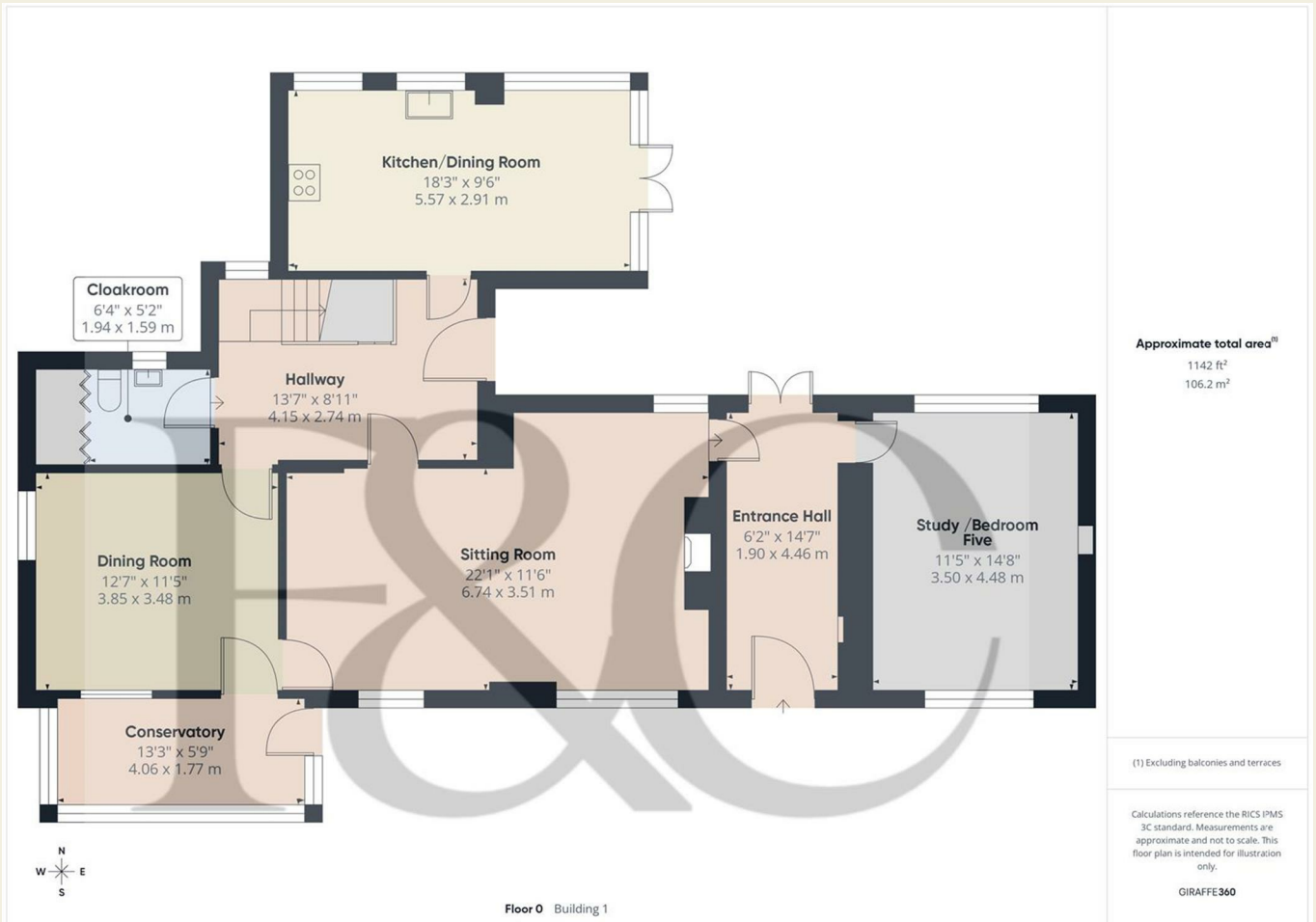
Detached Garage

19'5" x 11'3" (5.93 x 3.43)

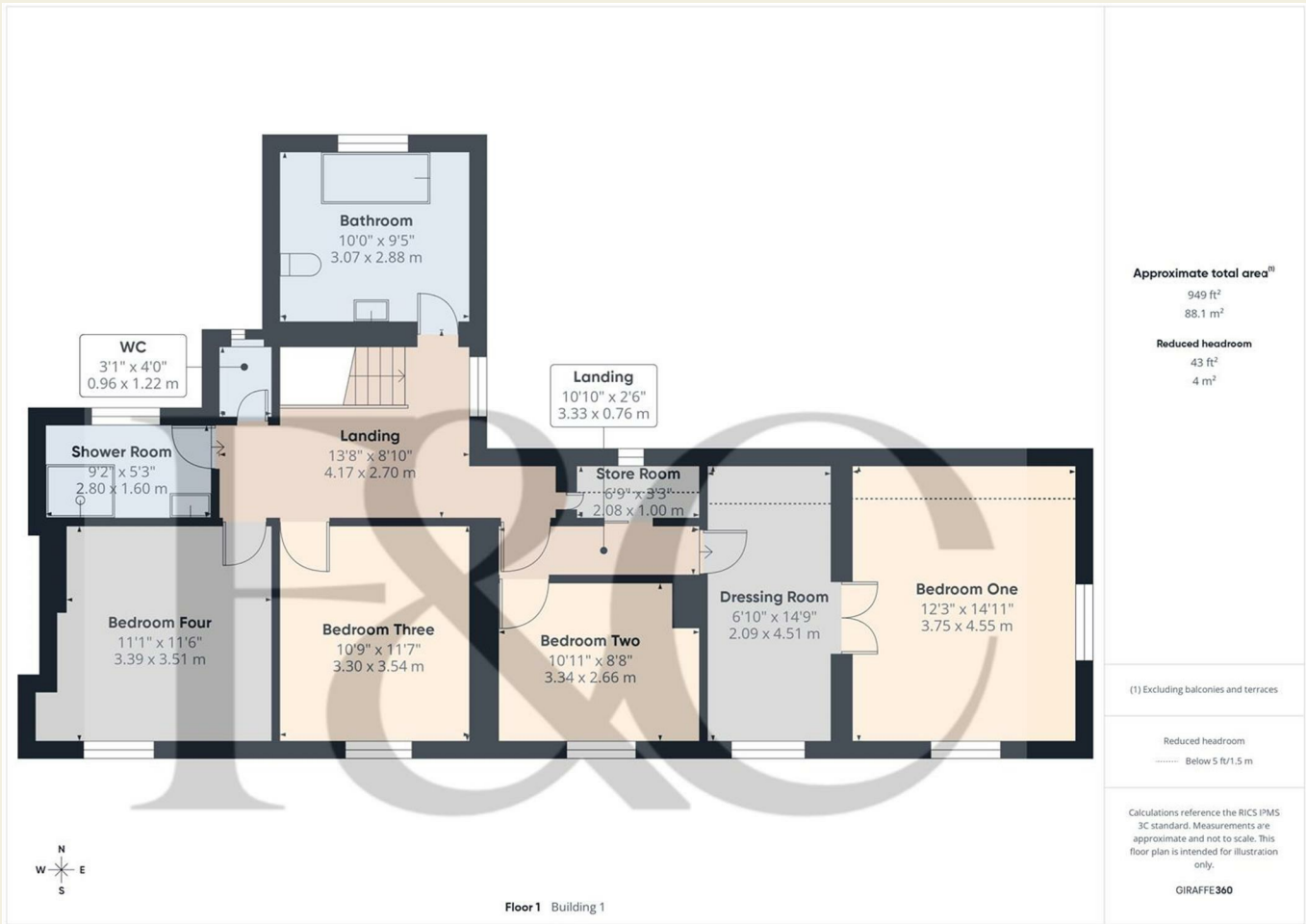
With power, lighting, side personnel door, window and double opening front doors.



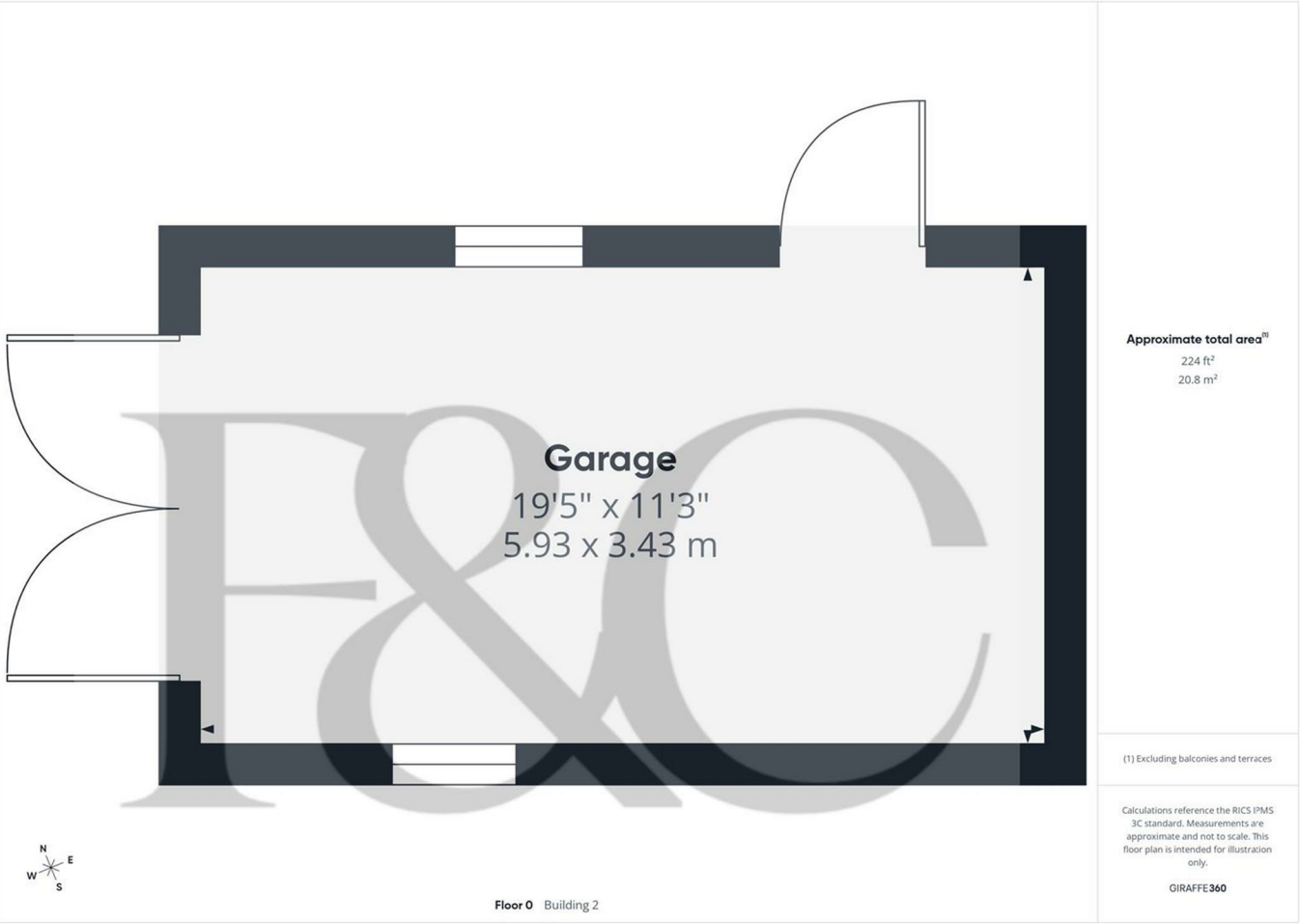
Council Tax Band G



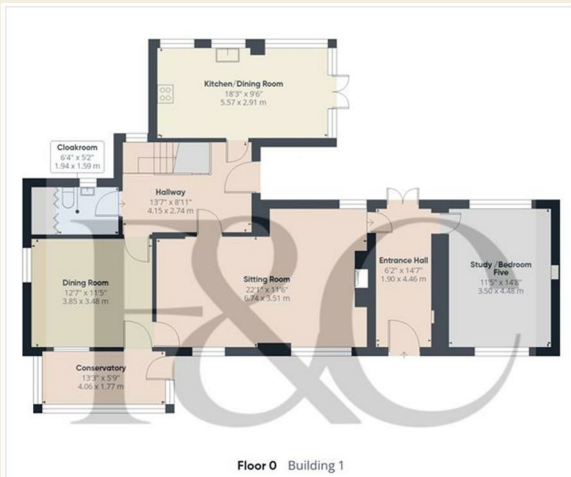
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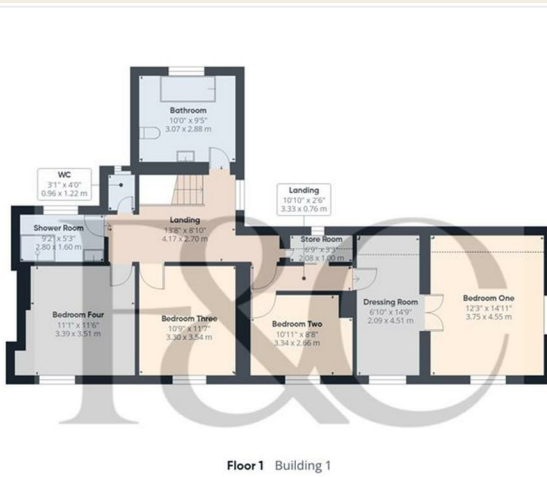
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
2315 ft²
215.1 m²

Reduced headroom
43 ft²
4 m²

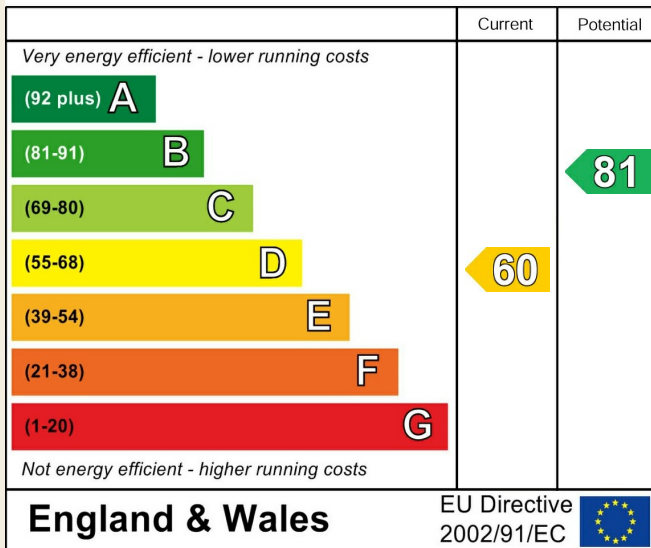
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

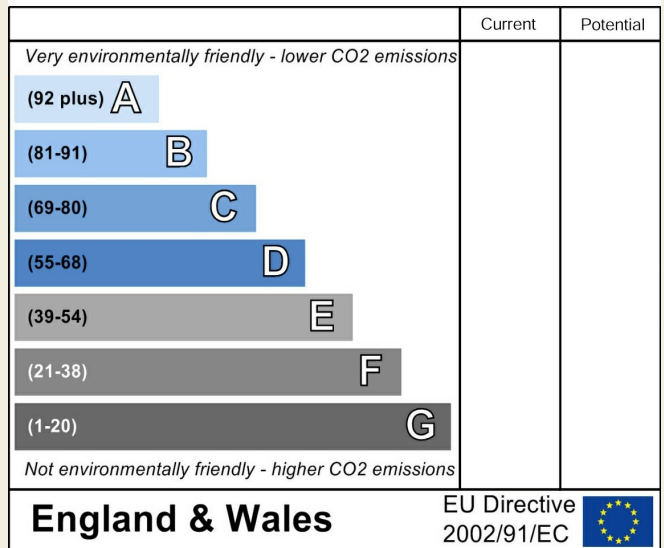
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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