

Gallowstree Lane

Upper Mayfield, Ashbourne, DE6 2HQ



A beautifully appointed and extended two bedroom stone cottage. Set in the sought after hamlet of Upper Mayfield located close to the historic market town of Ashbourne. The property is presented to an immaculate standard throughout boasting a feature kitchen with vaulted ceiling and family room.

£280,000

John German 

This beautifully appointed and skilfully extended two bed stone cottage is set in the idyllic hamlet of Upper Mayfield which is located close to Ashbourne. The property is immaculately presented throughout with particular features of exposed stone walls, vaulted ceiling in the kitchen and in the family/dining room. The master bedroom on the first floor boasts an en suite and in total the accommodation is 900sq.ft. gross internal area. An internal viewing is highly recommended.

Stable doors lead into the family/dining room with part vaulted ceiling with skylights, useful storage cupboard, beautifully exposed stone walls, refitted guest cloakroom, bi-folding doors leading onto the paved patio and a doorway leading into the kitchen.

The beautifully appointed and refitted kitchen has a range of cream base and wall mounted units, solid wood work tops and upstands, one and a half bowl sink and drainer unit, plumbing for a dishwasher, integrated fridge/freezer, plumbing and space for a washing machine, integrated dryer, vaulted ceiling with skylights, electric Aga, exposed stone walls and doorway through to the sitting room.

The sitting room has stairs off to the first floor accommodation and stairs down to the cellar plus an inset fireplace with a modern contemporary log burning stove.

To the first floor landing are partly exposed stone walls, stairs off to the second floor and doorway to guest bedroom two having fitted wardrobes, cast iron fire surround and a refitted shower room off with white suite including a shower cubicle with inset mixer shower

and tied floor.

On the second floor is the master bedroom with a range of fitted wardrobes, skylight and bedroom furniture included. The en suite has been refitted with a white suite including a wash hand basin on a vanity unit with solid wood top, shower cubicle with mixer shower over, tiled floor and skylight.

To the front is a paved area and on street parking where the current owner usually parks a vehicle in front of the house. A passage to the side provides a handy storage area for logs and gives access to the main door.

To the rear there is a paved courtyard with high stone walls and steps leading up to the main garden with lawn, display borders and large summer house/storage to the bottom of the garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity, gas and broadband are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
<http://www.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/100419

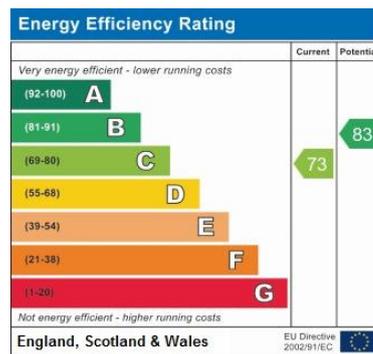


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Floor Plan Clause

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Agents' Notes

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Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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