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Birches Cottage

Biggin-By-Hulland, Ashbourne, DE6 3FJ

£2,500 Per Calendar Month



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GENERAL INFORMATION

A rare opportunity for a discerning person to rent this unique property in a favoured location within the popular hamlet of Biggin-by-Hulland which affords easy access to Matlock, Derby, Belper and Ashbourne.

The property has recently been extended extensively by its current owner and provides a mixture of modern construction and all the benefits of insulation and comfort with the delight and charm of a period property providing a superb guest wing with master bedroom with exposed cruck beams and period bathroom suite, snug, study, and utility room. The modern addition provides an imposing entrance hallway leading to a sumptuously appointed bespoke fitted breakfast kitchen with secondary utility room and pantry. Large open plan living room with views over the delightful garden. Substantial master bedroom with dressing facilities and en-suite shower room. Three additional bedrooms and a family bathroom.

Outside is a most carefully considered landscaped garden with extensive patio with feature planting. Lawned area leading to a delightful brook and a wild garden area. To the front there is ample car standing space. Please note the two storey building partly constructed is not to be included in the rental.

A rare opportunity and for further information please feel free to contact the agent.

LOCATION

Biggin-by-Hulland is a fine semi-rural location, enjoying all the benefits of country living, yet also offers the convenience of being a short distance away from a host of amenities and facilities within nearby towns, as well as those found within the City of Derby. Beautiful countryside walks are scattered around and take in the breath-taking Derbyshire scenery. Carsington Reservoir is a nearby place of interest with visitors centre, circular walk and boat club. There is a primary school in nearby Hulland Ward which boasts a doctor's surgery, garage, grocery store and post office together with two public houses. It offers easy road access to Ashbourne Town centre, known as the gateway to the Peak District National Park.

ACCOMMODATION

IMPOSING RECEPTION HALLWAY

With tiled floor and stairs to the first floor and access to the guest wing. Flagstone floor, crittall door with crittall side screen providing access to the rear garden. Wall light points. Exposed beam ceiling.

INNER HALLWAY

14'5" x 14'3" (4.41m x 4.35m)

With flagstone floor. Recess feature fireplace with herringbone insert. Beamed ceiling. Central heating radiator.

UTILITY ROOM

9'1" x 8'0" (2.78m x 2.45m)

With inset Belfast sink unit, brass taps over, base cupboard beneath and wooden worksurfaces adjacent. Tumble dryer. Plumbing for an automatic washing machine. Flagstone floor. Decorative spotlight in shelving. Storage cupboard with pine door. Boiler providing domestic hot water and servicing the central heating system.

GROUND FLOOR CLOAKROOM

With low level WC. Vanity wash hand basin with copper bowl and taps over. Flagstone floor. Part panelling to main walls. Decorative spot lighting.

STUDY

14'9" x 9'10" (4.5m x 3m)

With recessed shelving. Built-in base cupboard. Part panelled walls. Oak floor. Secondary staircase leading to guest bedroom.

SNUG

13'1" x 14'5" (4m x 4.4m)

With stone feature fireplace with wood burning stove on raised hearth. Flagstone floor.

MODERN EXTENSION

BREAKFAST KITCHEN

17'8" x 26'8" (5.4m x 8.13m)

With a range of quality fitted units. Twin French doors with glazed side screens providing access to a delightful garden. Oak floor. Recess feature fireplace with Aga range cooker with extractor above. Central island with base storage cupboards and breakfast bar with granite worksurfaces above and to the sides. Twin bowl inset sink unit with mixer taps over and base cupboard beneath. Two integrated dishwashers. A range of base cupboards. Tall food/broom cupboard. Tall fridge and freezer separate. Decorative spot lighting. Underfloor heating.

SECONDARY UTILITY ROOM

6'10" x 6'6" (2.1m x 2m)

With resin sink, chrome mixer taps over, base cupboard beneath and adjacent worksurfaces. Plumbing for an automatic washing machine. Secondary electric cooker. Worksurfaces over. Part panelling to main walls. Built-in original storage cupboards. Walk-in pantry with shelving and baskets.

LOUNGE

29'2" x 17'8" (8.9m x 5.4m)

With oak floor. Recess TV display unit and integrated wood burning stove. Three French doors providing access to the rear garden.

FIRST FLOOR ACCOMMODATION

Tel: 01332 206620

BEDROOM FOUR

12'1" x 12'1" (3.7m x 3.7m)

With oak floor. School type radiator. Velux roof light.

BEDROOM THREE

8'10" x 12'1" (2.7m x 3.7m)

With oak floor. Central heating radiator. Built-in den.

BEDROOM TWO

7'6" x 10'9" (2.29m x 3.3m)

With half panelling to main walls. Oak floor. Central heating radiator.

LARGE EXPOSED LANDING

With built-in wardrobes. Storage.

BEDROOM ONE

17'8" x 12'5" (5.4m x 3.79m)

With picture window. Two school type radiators. Oak floor.

EN-SUITE SHOWER ROOM

With low level WC. Pedestal wash hand basin. Panel bath. Twin shower with glazed side screen. Tiled surrounds. Heated chrome towel rail.

FAMILY BATHROOM

With low level WC. Vanity wash hand basin with brass furniture over. Separate shower cubicle. Part panelled walls. Heated towel rail.

GUEST WING FIRST FLOOR ACCOMMODATION

EN-SUITE BATHROOM

With freestanding slipper bath and chrome furniture. Low level WC. Freestanding wash hand basin. Walk-in shower cubicle. Wooden floor. Part panelling to main walls. School type radiator.

GUEST BEDROOM

21'3" x 14'6" (6.5m x 4.43m)

With three school type radiators. Magnificent oak cruck beams.

OUTSIDE

A large patio with decorative ornate planting. Lawns with stream leading to a wild garden area. Ample car standing space to the side and rear and more particularly to the front.

Please note that the two storey building is not to be included in the let.

DIRECTIONAL NOTES

Proceed into the village of Hulland Ward, by the Black Horse public house, take a turning either right or left depending on which way you are coming to the pub, where signed Biggin by Hulland, stay on the long windy road, following the s-bend then after approximately 150 yards, stay on the left hand side, ignore the right hand fork, the property is then situated on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let furnished. Employed only. No smokers. Available now.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSITS

5 Weeks Rent.

VIEWINGS

By prior appointment with Scargill Mann and Co Derby Office on 01332 206620



Road Map



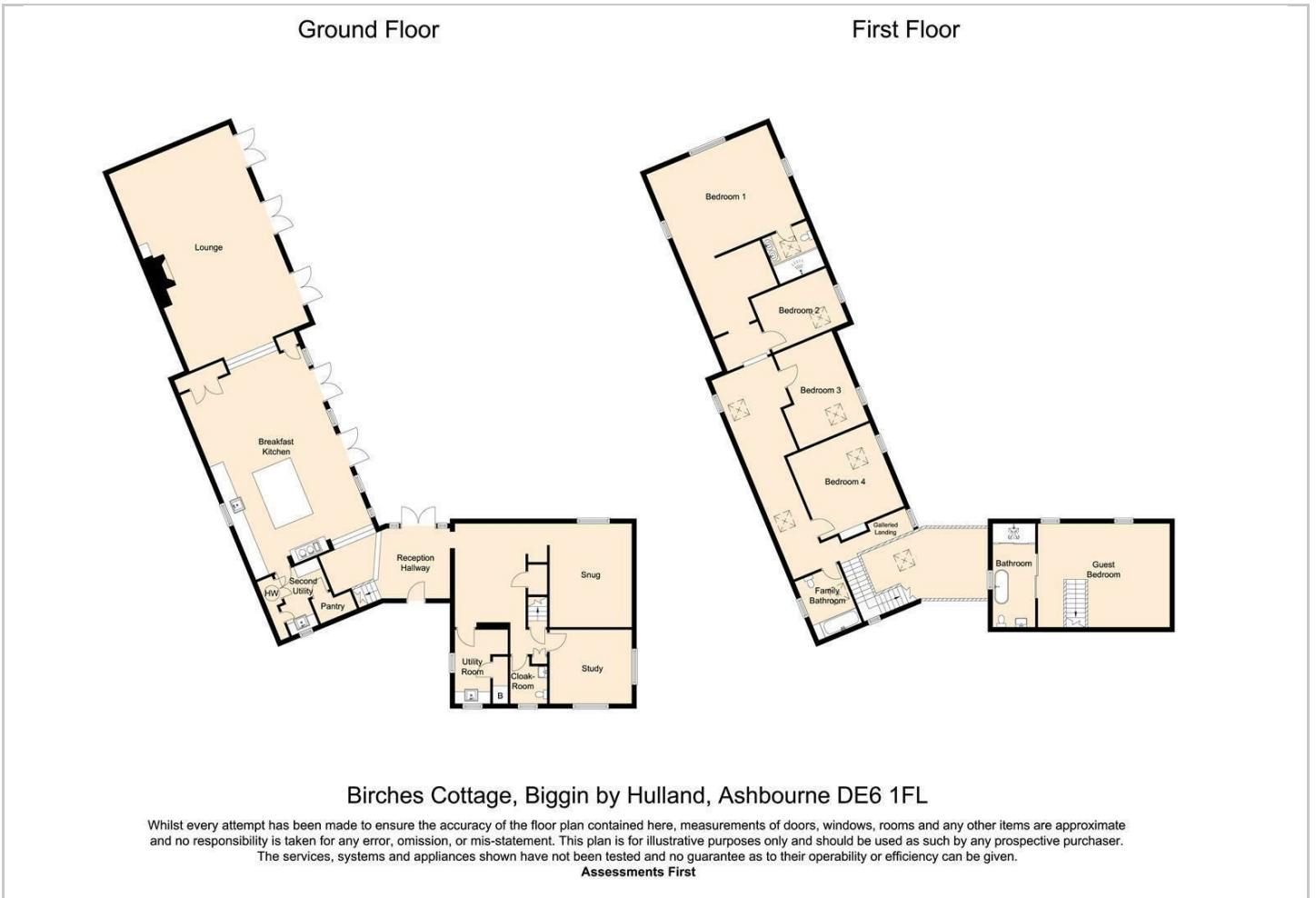
Hybrid Map



Terrain Map



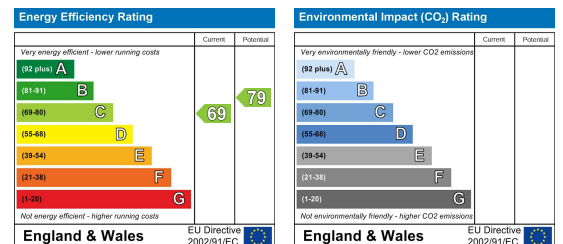
Floor Plan



Viewing

Please contact our Derby Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.