

\*\*\*\* STUNNING VICTORIAN CHARACTER COTTAGE BUILT IN LATE 1800's WITH BEAUTIFUL COUNTRYSIDE VIEWS \*\*\*\*

This is a rare opportunity to purchase a four bedroom detached property in the highly regarded village of Hlland Village.

The property has the benefit of double glazing and oil fired central heating and in brief offers a good size hallway with access down to a cellar, guest cloakroom, fitted dining kitchen with a utility room. Sitting room open through to a conservatory overlooking the fields. Dining room and a study area, four first floor bedrooms, master with an en suite and a family bathroom. Enclosed gardens abutting the countryside, timber workshop included on the sale and ample parking and plenty of potential to erect a garage subject to any necessary planning permission or building regulation approval.

 **ABODE**  
SALES & LETTINGS



## LOCATION

The village of Hlland offers a close nit and friendly community, situated some five miles from the famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park. It is also approximately two miles from Carsington Water with its leisure facilities including boating, walking and fishing. The village of Hlland Ward approximately half a mile away provides local amenities including the village primary school, garage incorporating a small supermarket and there are also local village inns. The property is well located for commuting to the employment centres of Derby (12 miles), Ashbourne (5 miles), Carsington (2 miles), Matlock (17 miles) and Belper (8 miles).

## ENTRANCE HALL

Entrance door into the hallway with stairs to the first floor, tiled floor, door down to the cellar, radiator and doors to -

## FITTED DINING KITCHEN

16'7 x 11'7 max

Fitted wall mounted, base and drawer units with granite work surfaces and a sink unit with mixer tap. Feature Aga range cooker with two hot plates set within an inglenook style return with exposed red brick shoulders and wooden beam over and tiled back. Fitted electric oven with microwave above and electric hob. Integrated dishwasher, fridge and freezer, tiled floor, radiator, exposed beams, window and doors onto the garden.

## UTILITY ROOM

Fitted units, works surfaces and a sink unit, plumbing and space for a washing machine and space for a tumble dryer. Tiled floor and window to the side.



## DINING ROOM

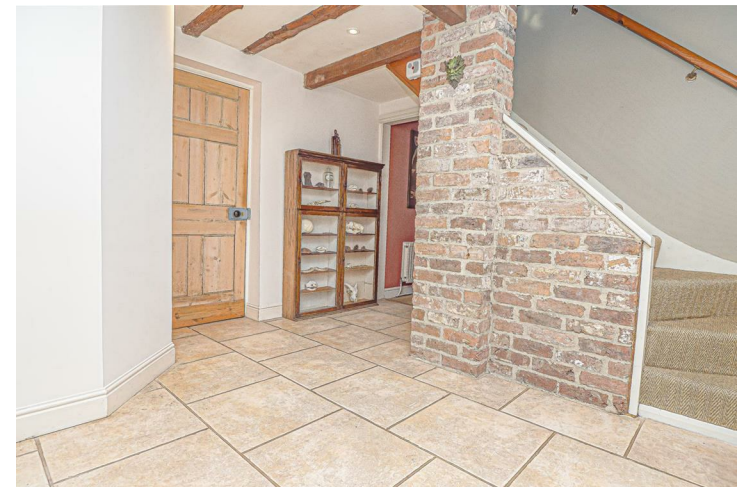
10'8 x 9'8

Feature fireplace with a cast iron Morso multi fuel stove set in an exposed brick chimney breast and stone fire surround. Exposed ceiling beams, radiator, window, door to the sitting room and arch to the study area.

## STUDY

10'6 x 5'1

Radiator, telephone point, window to rear and door to cloakroom.











### **CLOAKROOM**

Low flush wc, wash hand basin and window.

### **SITTING ROOM**

12'8 x 10'11

Feature open fireplace incorporating a raised quarry hearth, cast iron fireplace with tiled inserts and open dog grate and a wood surround. Radiator, exposed ceiling beams window and open through to the conservatory.

### **CONSERVATORY**

11'11 x 7'7

Doors and windows overlooking the abutting countryside, access to the garden and side seating area, radiator.

### **FIRST FLOOR LANDING**

Radiator and doors to -

### **LOFT SPACE**

There are two boarded attic spaces - one over bedroom 1 with a light & other power sockets and is very spacious. The one is above bedroom two, boarded & insulated. There is an additional small space over bedroom 4

### **MASTER BEDROOM**

14'4 x 10'10

Two windows, radiator and door to -

### **EN SUITE**

Bath with a mixer tap and hand held shower plus and a mains shower over, wash hand basin, low flush wc, radiator, tiled floor and window.

### **BEDROOM 2**

12'8 x 10'11

Radiator, window, cupboard.



### **BEDROOM 3**

11'0 x 9'5

Cupboard, window and radiator.

### **BEDROOM 4**

9'10 x 7'7

Radiator and window.

### **BATHROOM**

Panel enclosed bath with a mixer tap and shower attachment, plus an electric shower over, wash hand basin, low flush wc, radiator and window.

### **OUTSIDE**

Parking and/or garden area is located just over the road offering parking for several vehicles, motorhome or caravan, potential for the erection of a garage /garden store, subject to any necessary planning permission or building regulation approval.

Gated access into the front garden with planted borders, a mature yew tree from which the house takes its name, and access to a paved side patio offering a lovely seating area overlooking the fields.

The south-facing, landscaped rear garden offers lovely views across the rolling Derbyshire countryside, and features a paved patio area, lawn, flower beds, herb bed, raised vegetable beds, hazel fencing, and a large insulated timber workshop perfect for home working or hobbies room included in the sale (see photograph for dimensions). The rear garden can be accessed via a gated side passage.





















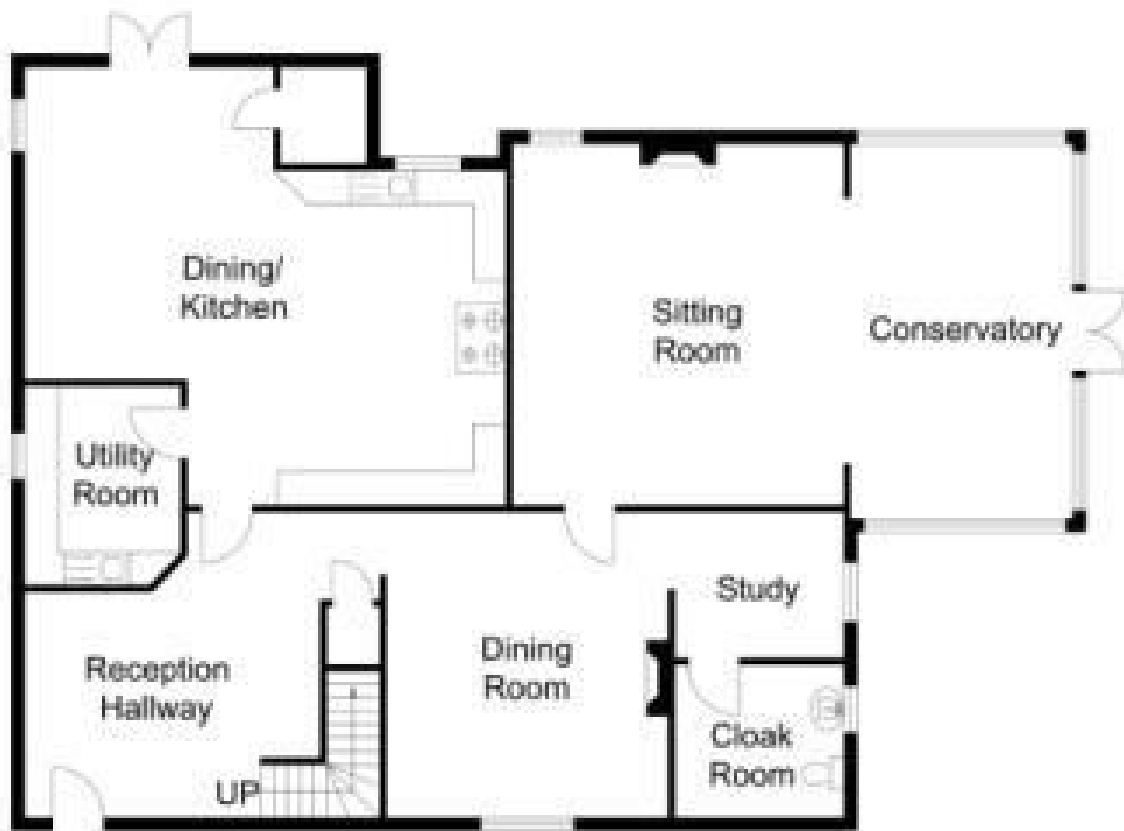












Ground Floor



First Floor

**Yew Tree Cottage, Hulland Village**

*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.*

Personal Touch-EPG