



## Woodlands Farm Cottage Biggin Lane

### Millington Green, Hulland Ward, Ashbourne, DE6 3FL

Woodlands Farm Cottage is a charming stone-built barn conversion in an elevated rural setting near Millington Green. This three-bedroom home offers a cosy and characterful living space, ideal for families, couples, or professionals seeking a peaceful countryside lifestyle.

The property features a welcoming hallway with traditional quarry tile flooring, a spacious kitchen/diner with classic cream cabinetry, and a cosy living room with stunning countryside views. The three well-appointed bedrooms include a flexible zip/link option, and the modern shower room boasts a large walk-in shower.

Outside, the private garden offers breathtaking rural views and a patio for outdoor relaxation. Located just a mile from Hulland Ward's amenities, including two pubs and a convenience store, the home is also within easy reach of the Peak District and Carsington Water. Nearby market towns such as Ashbourne, Matlock, and Bakewell provide additional shops and services.

A perfect blend of countryside charm and modern comfort, Woodlands Farm offers an excellent opportunity for long-term rural living.

£1,450 PCM

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- Charming Barn Conversion – Stone-built property in a scenic elevated location near Millington Green.
- Modern Kitchen/Diner – Well-equipped with classic cream cabinetry and space for dining.
- Private Garden – Patio area with breathtaking rural views, perfect for outdoor relaxation.
- Countryside Living with Easy Access – Near Ashbourne, Matlock, and Bakewell for additional shops and services.
- Three Bedrooms – Spacious and well-appointed, including a flexible zip/link option.
- Cosy Living Room – Features stunning countryside views.
- Convenient Location – Just one mile from Hulland Ward’s amenities, including pubs and a shop.
- Character Features – Traditional quarry tile flooring, exposed beams, and a wood-burning stove.
- Luxury Shower Room – Contemporary design with a large walk-in shower.
- Great for Outdoor Enthusiasts – Close to the Peak District and Carsington Water for walking, cycling, and water sports.



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

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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC

