



Well Banks, Kirk Ireton Ashbourne, DE6 3JW

With breathtaking views across the Ecclesbourne Valley, this cottage has no upward chain and vacant possession. The cosy sitting room has a large stone fireplace with modern coal burning stove, a conservatory, off-road parking and the potential to upgrade and modernise, to add value.

On the ground floor is a sitting room, breakfast kitchen and conservatory. To the first floor are a double bedroom, single bedroom and shower room. The garden includes a large dining patio, lawn, shed, greenhouse and substantial stone outhouse with separate WC.

Kirk Ireton itself is a pretty hill village in the Derbyshire Dales. The local primary school is very popular. The famous Barley Mow public house welcomes locals, walkers and cyclists for real ales and weekend meals and there is a beautiful Norman church, a village shop and village hall. The village field includes a football pitch, boules rink and tennis court, whilst a separate children's playing field offers a playground and more outdoor space.

- Gorgeous stone-built cottage with parking
- No upward chain and vacant possession
- Shed and greenhouse included in sale
- Walking distance to pub, village hall, shop, church and school
- Panoramic elevated views across the valley
- Substantial stone outhouse and WC
- Opportunity to modernise, upgrade and add value
- South and east facing garden
- Stone fireplace with modern coal burning stove
- Located in very popular village

£250,000

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Front of the home

Steps lead down from the driveway area to a paved path which leads to the front door and also to a gate through to the rear garden. The cottage has a beautiful stone exterior and well-maintained roof. There is a wall-mounted letterbox to the right of the front door. Enter the home through the part-glazed composite front door with brass handle.

Sitting Room

13'1" x 9'10" (4 x 3)

A wonderful entrance to the home, you're immediately drawn to the splendid east-facing views across the valley through the window at the far end of the room. This cosy yet spacious room has a magnificent stone fireplace, skirting boards and beamed ceiling. Step onto the barrier mat and then on to the carpeted floor. The substantial original oak ceiling beam has newer beams running perpendicular to it.

The stone fireplace has a tiled hearth and houses a modern coal burning stove with flue. You can snuggle in on an autumn or winter evening and take in those magnificent views all year round. A pine door with iron handle leads into the breakfast kitchen.

Breakfast Kitchen

13'3" x 7'3" (4.05 x 2.22)

This dual aspect kitchen has a long L-shaped worktop, space on the left for a breakfast table and windows facing east and west - both with pleasant outlooks. Set within the worktop and beneath the east-facing window is a 1.5 stainless steel sink and drainer with chrome mixer tap. There is space below the worktop for a washing machine and, further along, for a refrigerator and freezer. The worktop also includes an integral hob, oven and extractor fan. At the far end is a full-height cabinet.

Opposite, where there is space for a table, the wall is tiled and has shelving. The room has a laminate floor, ceiling light fitting and under-stairs cupboard with shelving, light and window. A door leads into the conservatory and stairs lead up to the first floor.

Conservatory

7'2" x 6'6" (2.2 x 2)

Denoted on the floor plan as the Sun Room, which is a great name for it, this room is accessed from the kitchen via a part-glazed stable door. The conservatory itself has glazing to three sides and a uPVC door to the garden. There is a wide window sill all the way round, useful for drinks or display purposes - and there are power points, wall lights and space for seating and a table.

Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the galleried landing. At the landing there is a ceiling light fitting, space for a bookcase and pine doors with iron latches into the two bedrooms and shower room.

Bedroom One

13'1" x 9'10" (4 x 3)

What a view to wake up to! This spacious double bedroom has uninterrupted elevated views across the valley. With a laminate floor and high ceiling, the room has a ceiling light fitting and space for a double bed and plenty of furniture.

Shower Room

8'4" x 4'3" (2.54m x 1.30m)

The large cubicle on the right has folding glass doors and houses a Mira electric shower. There is a ceramic WC, ceramic pedestal sink with chrome taps, laminate floor and floor-to-ceiling wall tiles. The room also includes a frosted double-glazed window, extractor fan and wall-mounted electric heater.

Bedroom Two

7'6" x 5'8" (2.3 x 1.75)

A single bedroom at the rear of the home, this also has more of those jaw-dropping views. With exposed floorboards and large and small over-stairs cupboards, the room has a ceiling light fitting and could be a great home office.

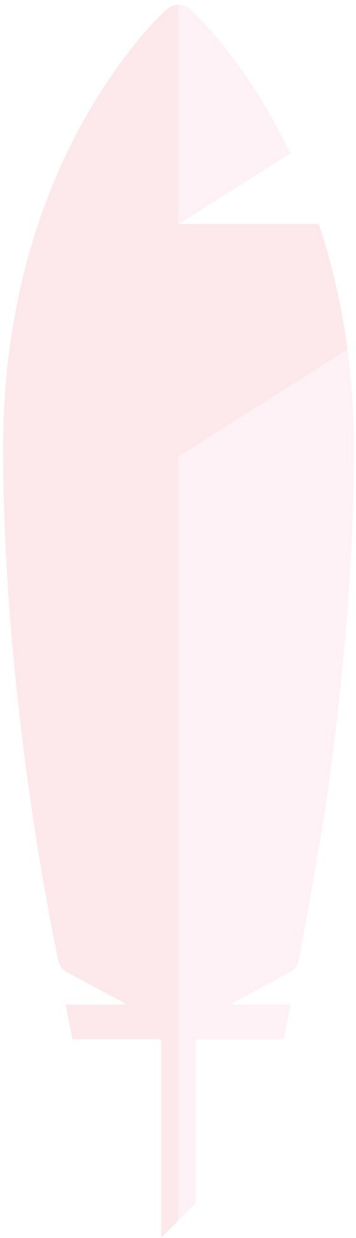
Rear Garden

The simply splendid garden has wonderful panoramic views from the lawn and dining patio. The garden includes a shed, greenhouse and - around the corner - a substantial stone outhouse with WC. The breathtaking views are accompanied by a soothing soundtrack of the babbling brook which runs immediately beyond the garden boundary and down the hill.

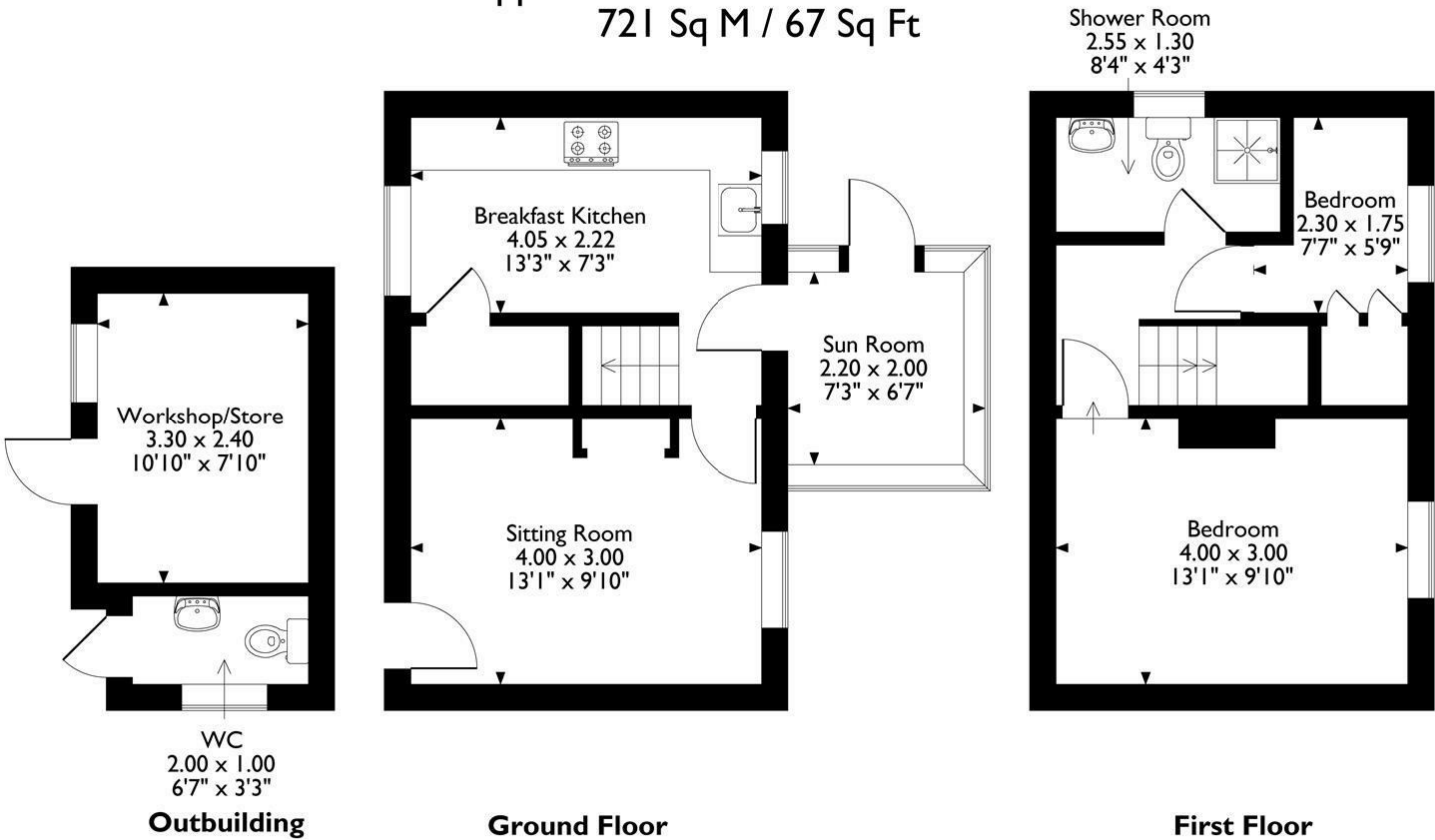


There is plenty of space on the dining patio for an outdoor dining set and seating. The neat rectangular lawn in front includes some mature bushes. There is a new timber fence on the right and an iron gate to the open countryside at the end of the garden. On the left, the large outhouse has one large store room and a separate WC with sink. The home has an external light and outside tap.

N.B. New EPC pending



Ingwell Cottage Approximate Gross Internal Area 721 Sq M / 67 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC