



## Ivy Cottage Hollington, Ashbourne, DE6 3GB

**£975 Per Month**



Situated within the delightful village of Hollington, this is a beautifully appointed two bedroom detached cottage which benefits from being beautifully presented throughout.



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Internally the well presented accommodation briefly comprises a kitchen with integrated appliances, dining room and large lounge with feature fireplace and double doors opening to the garden. To the first floor are two good sized bedrooms and a bathroom with shower.

Outside the property there is a delightful and private lawned garden to the rear and to the side of the house is a pergola with patio space beneath. The property has a further front garden and benefits from car parking for two vehicles.

The property forms part of a complex of similar style properties and should be seen to be fully appreciated.

Located within the delightful village of Hollington, the location is perfect for ease of access to Ashbourne and Uttoxeter and perfectly positioned for commuting to Derby which is a short distance away. Hollington is surrounded by beautiful rolling Derbyshire countryside and offers amazing countryside walks.

This unique property, in an unrivalled location should be seen to be fully appreciated.

## ACCOMMODATION

Entering the property through side entrance door into:

## KITCHEN

11' x 10'3" (3.35m x 3.12m)

With a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven. The kitchen has a stainless steel sink unit with drainer beneath a window overlooking the front elevation and there is space for a fridge/freezer and further appliance space. The room has a radiator, complementary tiling and access to:

## DINING ROOM

11' x 7'1" (3.35m x 2.16m)

This versatile room could be used as a dining room or study and has a window and radiator.

## LOUNGE

12'1" x 18' (3.68m x 5.49m)

The beautifully presented room is the focal point of the property and has a feature fireplace with electric fire set within. The room has double doors leading to the rear garden, two radiators, staircase leading to the first floor and understairs storage cupboard.

## TO THE FIRST FLOOR

## LANDING

With access to loft.

## BEDROOM ONE

14'4" x 10'9" (4.37m x 3.28m)

(Restricted headroom in parts)

With polished wooden floor, under eaves storage and two Velux style windows. Door opening to Juliet balcony with views beyond.

## **BEDROOM TWO**

7'9" x 12'2" (2.36m x 3.71m)

(Maximum measurement with restricted headroom in parts)

With under eaves storage and radiator.

## **BATHROOM**

8'10" x 5'7" (2.69m x 1.70m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, heated towel rail and Velux style window.

## **OUTSIDE**

Outside the property benefits from a delightful plot with a superb lawned garden and access to a bin storage area at the side of the house. To the other side of the property there is a pergola with patio beneath which would be an ideal position for a hot tub.

There is an additional enclosed front garden

and the property also benefits from two car parking spaces.

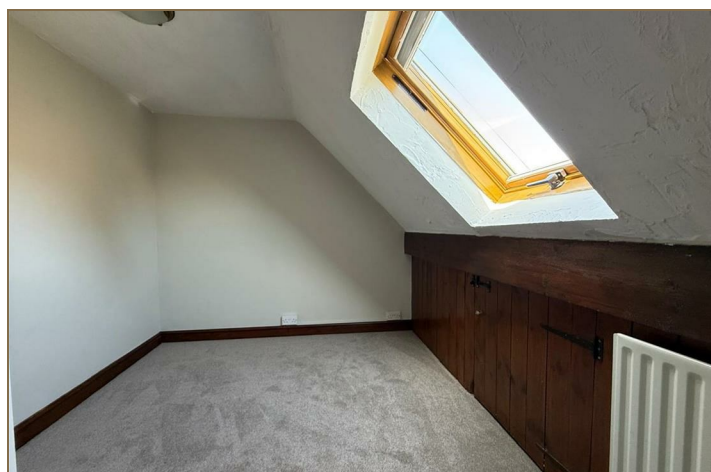
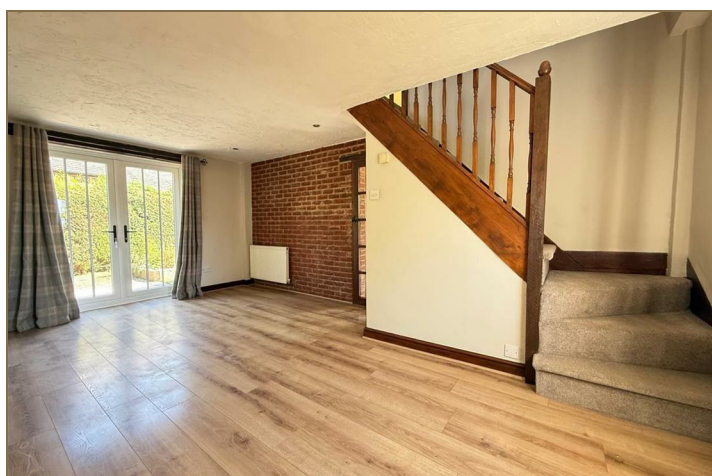
## **PLEASE NOTE**

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

## **(1) MONEY LAUNDERING REGULATIONS**



prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.





## Road Map



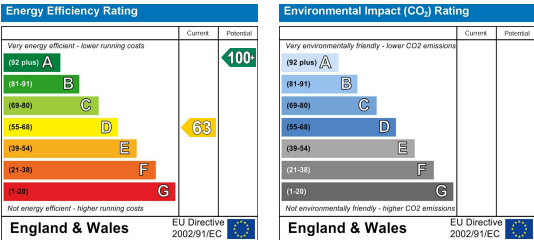
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)