



Lakeside Cottage, Barton Hall, Church Broughton, DE65 5AN

**£2,500 Per Calendar
Month**



A beautifully appointed and presented, three bedroom cottage which benefits from a wealth of original features within the grounds of Barton Hall.



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Situated within the grounds of Barton Hall, within a gated community and the parish of Barton Blount, Lakeside Cottage is a beautifully appointed three bedroom property which has undergone a full programme of modernisation and improvement. Located within Barton Park which is a stunning historic country estate in an idyllic rural location, the cottage has a wealth of original features including leaded light stone mullion windows.

Internally the spacious accommodation benefits from an entrance hall with spacious cloakroom and access to large lounge which enjoys a feature fireplace and views over the lake beyond. The ground floor is further complemented by a dining room and completely refitted kitchen with a range of quality work surfacing and integrated appliances. To the first floor are three good sized bedrooms which again enjoy views over the courtyard and lake beyond and there is a large shower room with shower and glazed screen. Outside there are extensive landscaped gardens, which are managed by the Estate and allocated car parking.

The property has been comprehensively restored to the highest quality with new wiring, heating, plumbing and hot water systems.

The beautiful location can only be fully appreciated by internal and external inspection but this very special cottage offers amazing rural views over sweeping Derbyshire countryside as well as manicured gardens and parking by the lake next to the property.

Lakeside Cottage benefits from a peaceful rural location adjacent to the pretty village of Church Broughton. The town of Ashbourne is 11 miles away with both Derby and Uttoxeter approximately a 12 miles journey. East Midlands airport is 19 miles away and the centre of Leicester, Nottingham and Birmingham are within a sensible commuting time.

Properties of this quality in such a delightful location rarely become available to let and viewing is recommended at the earliest opportunity.

ACCOMMODATION

Entering the property from the courtyard via a double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with radiator, staircase leading to the first floor and access to the:

CLAOKROOM

8'4" x 3'7" (2.54m x 1.09m)

With full length double glazed window overlooking courtyard, sink and low level WC.

LOUNGE

17'11" x 17'5" (5.46m x 5.31m)

This room is the focal point of the property and must be seen to be fully appreciated. The impressively sized room has stone mullion, leaded light windows overlooking the lake beyond, double glazed French doors and there is a feature fireplace housing a new electric fire and two radiators.

Open plan access and step down to:

DINING ROOM

12'6" x 18'11" (3.81m x 5.77m)

(Maximum measurement)

With dual aspect stone mullion, leaded light window overlooking the lake and radiator.

KITCHEN

17' x 13'5" (5.18m x 4.09m)

(Maximum measurement)

Recently installed by "Wren Kitchens" the beautifully appointed kitchen has a range of quality work surface/preparation areas, wall and base cupboards and an integrated oven, hob and extractor over (AEG). This room benefits from an undermounted sink and drainer beneath a stone mullion, leaded light window overlooking the lake and there is an integrated dishwasher, integrated washing machine, integrated fridge and integrated freezer. Central island with space for stools beneath allowing occasional dining and double glazed double doors leading to the courtyard.

TO THE FIRST FLOOR

LARGE SPACIOUS LANDING

Stone mullion, leaded light window overlooking the lake and to the far end there is an area ideal for use as a study area.

BEDROOM ONE

18'9" x 12'8" (5.72m x 3.86m)

(Maximum measurement)

With dual aspect stone mullion, leaded light windows with views over the lake and radiator.

BEDROOM TWO

9'9" x 13'5" (2.97m x 4.09m)

(Maximum measurement)

With two stone mullion, leaded light windows enjoying views over the courtyard and radiator.

BEDROOM THREE

10'10" x 9'8" (3.30m x 2.95m)

With two stone mullion, leaded light windows enjoying views over the courtyard and radiator.

SHOWER ROOM

9'5" x 9'5" (2.87m x 2.87m)

Recently refitted to include a low level WC, wash hand basin and shower cubicle with glazed screen.

OUTSIDE

Outside the property there is the benefit of magnificent views over the estate, which can only be appreciated via inspection. The property has delightful views over the lake which is located near the cottage and there is allocated car parking space and further spaces can be arranged via negotiation.

DIRECTIONS

The approach to the cottage is signed Barton Blount and is off Longford Lane. From Church Broughton, continue by The Holly Bush Inn on your left hand side and proceed out of the village along the country lane until you reach a crossroads. Turn left and continue along for approximately half a mile and the drive is on your left hand side. Continue along this straight and slightly rising drive and you will come to Barton Hall. If you wish to visit the property please contact us. The estate is not open to the public.

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



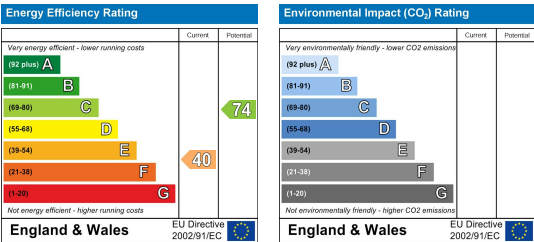
Floor Plan



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