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Shaw Barn, Parwich, Ashbourne DE6 1QJ
£900 per calendar month Unfurnished Deposit £1,030

GENERAL DESCRIPTION

A well-presented, spacious, detached stone barn conversion located in a quiet village location briefly comprising Kitchen Diner, Lounge, Storage Room, Two Bedrooms (one Double, one Single) and luxury Shower Room.

The property comes with electric convection and underfloor heating and hot water system and double glazed throughout.

With a pull in area for one vehicle and flagstone, walled patio seating area to the front.

Early viewing recommended.

EPC Band E

Council Tax Band A

ACCOMMODATION

GROUND FLOOR:

ENTRANCE through hardwood, glazed entrance door into:



KITCHEN DINER (16'5" into cupboards x 16'5" into cupboards), with ceramic tiled flooring, oak beams and heat alarm and three two-point spotlight fittings to ceiling and three single wall light fittings. Underfloor heating control panel, shelves to recess, double glazed skylight and window to front aspect. Room fitted with a range of cream, farmhouse style base and eye level storage units, with country oak effect laminate work surface over and ceramic tiled splash backs. Inset black resin sink with drainer and white mixer tap, built-in 'Cooke & Lewis' single electric fan oven and matching inset black glass 4-ring ceramic HOB. Built-in tall 'Beko' fridge freezer and 'Neff' slimline dishwasher and 'Expelair' extractor fan. Telephone point and stairs up to First Floor, with further staircase with balustrade down to vestibule with electrics consumer unit and open doorway through to:



LOUNGE (17' x 14'5"), having flagstone flooring, smoke alarm to ceiling and six single wall light fittings, television point and lead. Main feature of the room being a stone built fireplace with flagstone hearth housing a black electric imitation burner. Wall-mounted 'Rainte' electric convection heater and double glazed windows and white hardwood, glazed entrance door to:

REAR STORAGE ROOM (17' x 5'5"), having flagstone flooring and wood garage doors providing access to rear of building and road.



FIRST FLOOR:

LANDING at top of carpeted stairs with handrail and open balustrade, with beams, double glazed skylight and smoke alarm to ceiling, recessed spotlight and wall light fitting and double white wood doors concealing siring cupboard / wardrobe with central heating and hot water control panels. Doors off to:

BEDROOM 1 (19'1" x 10'), carpeted with recessed spotlights and double glazed 'Velux' window to ceiling and double glazed, split window to rear aspect. Four white wood double door eaves storage cupboards, television point, and 'Rainte' electric convection heater.



BEDROOM 2 (9' x 6'6"), carpeted, with beams to ceiling, two single wall light fittings and double glazed 'Velux' window. Two double white wood door eaves storage cupboards and 'Rainte' electric convection heater.

LUXURY SHOWER ROOM, with stone effect cushioned flooring, with beams to ceiling, two wall light fittings and extractor fan. White heated towel rail and double glazed 'Velux' window. Room appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin with chrome taps and large walk-in shower cubicle with glass screen housing a chrome thermostatically controlled mains shower, Shavers point and triple white wood door eaves storage cupboard housing hot water tank and 'Bush' washing machine.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a walled front patio seating area with gate into and external lantern. This is accessed via the Parwich Memorial Hall car park.



TO THE REAR OF THE PROPERTY is a small block paved pull in area to assist with on-street parking for one vehicle.

VIEWING: By appointment through Dove Property