SCARGILL MANN & Co
EST. 1995

Swallow Cottage Moreton Lane

Draycott-In-The-Clay, Ashbourne, DE6 5BZ

£1,300 Per Month

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GENERAL INFORMATION

AVAILABLE NOW is a charming 2/3 Bedroom Semi Detached Barn Conversion in a Rural Setting in the popular village of Draycott in the Clay.

Accessed via a country lane, this recently decorated barn conversion-style bungalow offers a one off living style in a rural setting. One of just four homes in a small, exclusive development, the property enjoys a generous plot with beautiful gardens.

The property benefits from oil fired central heating and a log burner in the lounge. The property has been recently upgraded with fresh decoration and new carpets.

Large driveway to the front of the property and garage.

ACCOMMODATION

ENTRANCE HALLWAY

Accessed via a wooden front door framed by glazed side panels, the entrance porch opens into a welcoming hallway with exposed wood floorboards.

KITCHEN

Well-appointed with a range of base and wall units, complementary worktops, and a central freestanding unit with shelving and workspace. The kitchen features tiled flooring, part-tiled walls, a sink and drainer with mixer tap, plumbing for a dishwasher and washing machine. A connecting door leads directly to the conservatory.

LOUNGE

A spacious lounge room with an exposed brick fireplace housing a log burner on a tiled hearth. The room benefits from fresh decoration and new carpet. This inviting room also features a bare brick feature wall, French doors to the garden, windows to both the front and side, and an open archway to:

DINING ROOM

The dining room has French doors opening to the garden and internal double doors into the conservatory.

CONSERVATORY

Fully glazed with a tiled floor and dual access from both the kitchen and dining room, the conservatory opens out to the patio area.

MASTER BEDROOM & EN-SUITE

A generous double room with a window to the rear and a door leading to an en suite with shower cubicle, low-level W.C., vanity unit with bowl sink above, tiled walls, and a front-facing window. An archway leads through to:

DRESSING ROOM (FORMER BEDROOM THREE)

Previously used as a third bedroom, this space is fitted with built-in wardrobes.

BEDROOM TWO

A further double bedroom with a rear-facing window, built-in wardrobes.

MAIN BATHROOM

Comprising a panelled bath with shower over, pedestal wash basin, low-level W.C., bidet, and a window to the front.

OUTSIDE & GARDENS

The property sits behind a farm gate and cattle grid, offering privacy and a rural feel. Spacious front garden is mainly laid to lawn, mature shrubs, and established trees. The oil tank is also discreetly housed within the front garden. A single Garage is also attached to the property.

To the rear, the garden includes a pond, paved patio area, vegetable beds, flower borders, and steps leading to a raised seating spot. The lawn wraps around to the front of the property. The rear garden enjoys open views across an orchard beyond the rear boundary.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

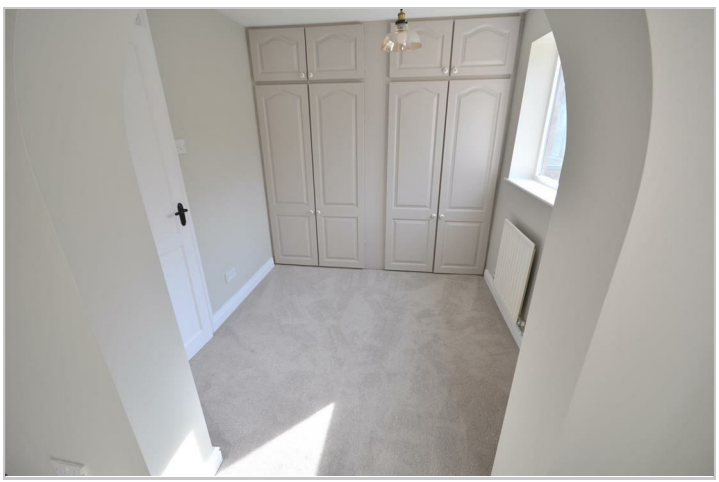
5 Weeks Rent.

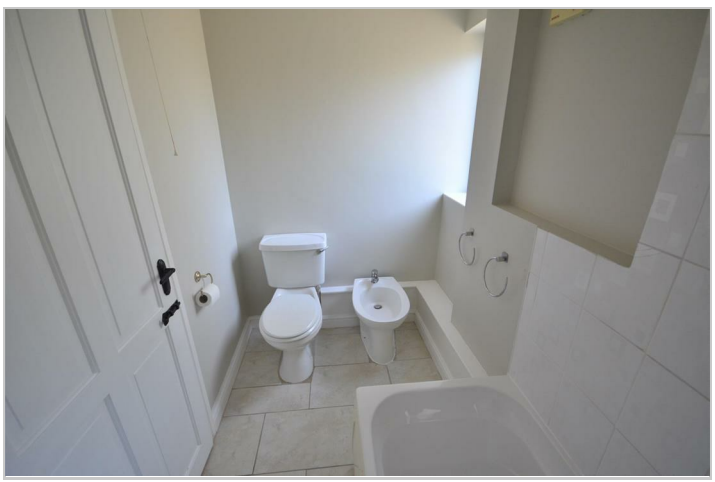
ADDITIONAL INFORMATION

Property construction: Brick & Tile
Parking: Driveway
Electricity supply: MAINS –
Water supply: MAINS -
Sewerage:
Heating: Oil Fired
Broadband type: BT Openreach, please check Ofcom website.

VIEWING

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.





Road Map

Hybrid Map

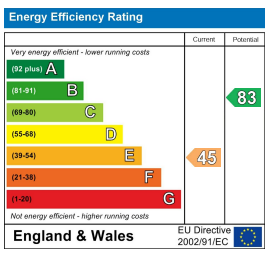
Terrain Map

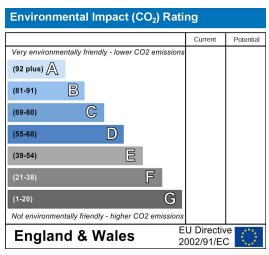
Floor Plan

Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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