



## Corner House, Common Piece Lane, Sutton-On-The-Hill, Ashbourne, DE6 5PZ

**£2,500 PCM**



Situated on a 3/4 acre plot, with magnificent views over beautiful Derbyshire countryside, this is a recently completed barn conversion, finished to the highest standard, set in a idilic rural location. FURNISHED.





# Corner House, Common Piece Lane, Sutton-On-The-Hill, Ashbourne, DE6 5PZ

**£2,500 PCM**



This amazing property has been finished to an exceptionally high standard and benefits from high quality double glazing, underfloor heating, concealed lighting and brand new furniture including beds, soft furnishings and TV's.

Internally the accommodation comprises an large living space which offers a brand new kitchen with integrated appliances and graphite grey AGA, living area with views over the garden and fields beyond, master bedroom with en-suite shower room and further double room. Large family bathroom with shower over the bath.

The living accommodation is overlooked by a large mezzanine landing and the property is complemented with concealed inset ceiling spotlights and lighting features.

Double glazed bi fold doors open to reveal a large patio which leads to the 3/4 acre, maintained garden which is mainly grassed with far reaching views over fields. (Additional land could be available via negotiation.) Gates open to reveal a gravelled driveway, with parking for several vehicles.

Sutton On The Hill is a superb village location in the heart of the country. The City of Derby is approximately 20mins drive away with Burton and Uttoxeter are within easy reach. The executive property is within easy reach of the A38, giving access to the M1 Motorway, East Midlands Airport and rail links.

Unique properties, completed too such a high standard, rarely come available 'to let' and this

unique property should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

## SPACIOUS LIVING AREA

30'2" x 26'6" (9.19m x 8.08m)

This massive space must be seen to be fully appreciated. The area is cleverly divided into both a kitchen and living space which flow easily into one another created the perfect space.

## KITCHEN AREA

The kitchen area has been neatly fitted to include a range of quality granite work surfacing/preparation areas, wall and base cupboards and there is a brand new graphite grey Aga beneath a shaped extractor. The kitchen has an under mounted sink beneath a double glazed window overlooking the side of the property and there is an integrated fridge, integrated freezer, integrated washing machine, integrated dryer, integrated dishwasher, useful kitchen drawers and granite breakfast bar with four stools beneath illuminated by high quality lighting feature. The kitchen flows seamlessly into the:

## OPEN PLAN LIVING AREA

Where there is a three pane double glazed bi-fold door opening to the patio and gardens beyond, wall mounted TV, sofa, table and picture window overlooking the side of the property and further double glazed windows, above the bi-fold doors overlooking the rear.

The whole of this space is complimented by underfloor heating and there is an open tread staircase leading to:

### MEZZANINE LANDING

27'9" x 18'2" (8.46m x 5.54m)

With polished wooden floor, inset ceiling spotlights and superb views over the ground floor of this accommodation. (Restricted headroom)

### INNER LOBBY

With access to bedrooms.

### MASTER BEDROOM ONE

12'2" x 13'8" (3.71m x 4.17m)

With three pane bi-fold door opening to the patio, underfloor heating, wardrobe and double bed.

### EN SUITE

9'3" x 4'7" (2.82m x 1.40m)

Beautifully appointed with low level WC, wash hand basin with cupboards beneath and shower cubicle with glazed screen, heated towel rail, double glazed window and complimentary tiling.

### BEDROOM TWO

13'5" x 9'2" (4.09m x 2.79m)

Double glazed window with deep window sill overlooking the side of the property, quality laminate floor with underfloor heating, wardrobes and wall mounted TV.

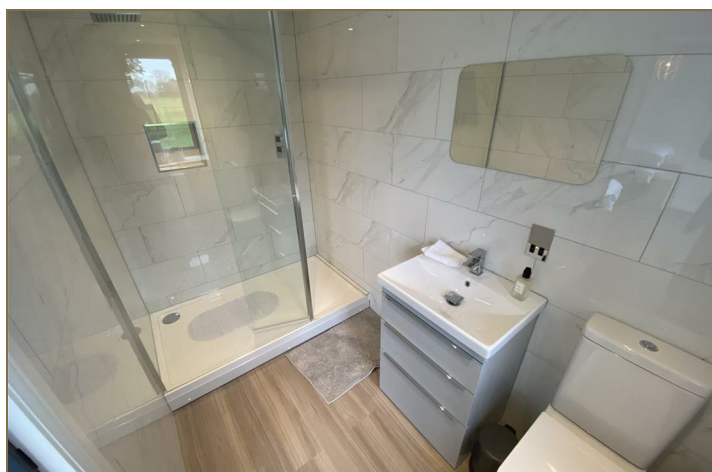
### BATHROOM

9'8" x 6'1" (2.95m x 1.85m)

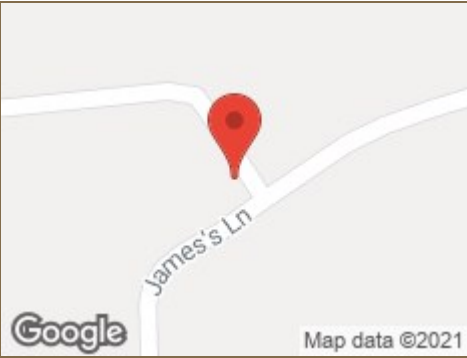
With low level WC, pedestal wash hand basin and bath with shower attachment over the bath, complimentary tiling, heated towel rail and double glazed window.

### OUTSIDE

The property stands in approximately 3/4 of an acre and to the rear a paved patio area overlooks a large grassed field with the backdrop of rolling Derbyshire countryside which must be seen to be fully appreciated. To the front of the property gates open to reveal a large driveway with access for several vehicles and access to the other side of the property.



Road Map



Hybrid Map



Terrain Map



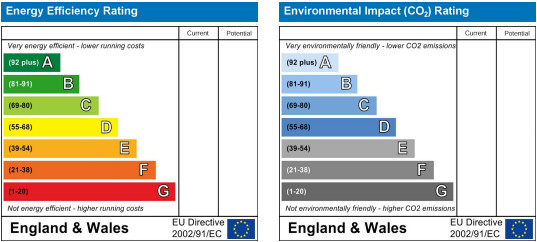
Floor Plan



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



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