FOR SALE £299,950

The Old Stables, Atlow Moat, Atlow, Ashbourne, Derbyshire, DE6 1NS
Tel: 01335 372114

Converted in 2003 from part of the grade II listed farm buildings originally built in 1863, this lovely three bedroom house has retained a wealth of original features. It is set in a charming courtyard overlooking a beautiful valley in the peaceful Derbyshire Dales.

Approached through the garden up a stone path, the front door opens on to a spacious beamed kitchen/ dining room (23' x 15'5'' or 7m x 4.75m) with stone effect floor tiles, white kitchen units, wood effect work top and cream tiles with border. There is an integrated dishwasher, 1 ½ bowl stainless steel sink with mixer tap, AEG induction hob and double oven, extractor hood over and space for a large fridge freezer. Harness racks and niches from the original stables have been retained. Under the stairs are two large storage cupboards.

From here a door leads to the cloakroom/ utility room (8'5''x 3'8'' or 2.6m x 1.1m) with toilet, space for a washing machine, cupboards and sink.

Two steps lead down to the beamed living room (15'5"x 8'8" or 4.75 x 2.85m) with wood burning stove set in the corner on a tiled hearth with timber mantel above. There is a TV point and glazed door to the front.

From the kitchen the stairs divide under the original roof trusses creating a spacious landing with window to the rear.

There are three bedrooms:
Bedroom 1 (15'5" x 8'8" or 4.75 x 2.85) with front aspect window.
Bedroom 2 (11'2" x 8'8" or 3.4 x 2.55m) with front aspect window and TV point.
Bedroom 3 (11'2" x 8'8" or 3.4 x 2.55m) with front aspect window, TV point and glazed door to external stone stairs.

And a bathroom (7'11" x5'11" or 2.4 x1.8m) with a white suite including a double ended bath with shower over and glass shower screen. There are storage cupboards below the basin and high cupboards above with a roof light over the bath.

From the landing there is a further staircase up to a useful storage room with roof light and under eaves storage cupboard.

The house is fully double glazed, well insulated and centrally heated from a communal woodpellet boiler. It enjoys fabulous views from all the rooms and is fronted by a stone terrace and lawned garden with borders (approximately 60' or 18m long). Outside there is a small store under the external stone stairs and a further timber shed. There is parking for two cars and further visitor parking is available.

For sale at a price of £299,950

To arrange a viewing please contact Selina or Simon on 01335 372114 or email selina.kerr@phonecoop.coop