



£1,750 Monthly

Hall Lane Cottage Hall Lane, Brailsford, Ashbourne, DE6

Cottage | 2 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Property Description

Derbyshire Properties are proud to present this magnificent 2 bedroom House in a wonderful location, situated on Brailsford Gold course, Ashbourne, offering amazing comfortable living and convenience with simplicity.

Main Particulars

Nestled in the picturesque village of Brailsford, this charming cottage offers a delightful blend of traditional character and modern comfort. Hall Lane Cottage boasts a prime location, backing onto the prestigious Brailsford Golf Course, providing stunning views of the lush fairways and serene greens.

Having undergone a complete refurbishment this lovingly presented cottage comprises; An inviting living room with exposed wooden beams, a rustic fireplace, and large windows that flood the space with natural light. The spacious kitchen is well-appointed with modern appliances and ample storage space, ideal for culinary enthusiasts.

Upstairs, you'll find two comfortable double bedrooms with en-suites, both boasting views of the golf course and the surrounding countryside.

The enchanting exterior of Hall Lane Cottage is framed by a delightful private garden and a separate garage, in addition there is also parking for two vehicles.

Brailsford is a sought-after village in Derbyshire, known for its idyllic countryside setting and community atmosphere. With the convenience of local amenities and the beauty of the Peak District National Park within easy reach, this location offers the best of both worlds.

Hall Lane Cottage benefits from excellent transport links, with easy access to major roads and nearby towns, including Derby, Ashbourne, and Belper.

IMMEDIATELY - NO PETS - NON SMOKERS - EMPLOYED ONLY.

Holding deposit: Of £403.00 this will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit: Of £2019.00 this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS)

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s): Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant.

Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited -809138 and The Property Ombudsman.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Telephone: 01773 832355



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