



3 Smiths Yard Main Road, Mayfield, DE6 2LE

Abode are delighted to offer for sale this two bedroom, traditional semi detached cottage ideally situated in the village of Mayfield. Boasting character, the property has stunning views over the local countryside, and has its own decked garden area to the front of the property, with an outhouse utilised as a utility and also storage. The property has been tastefully improved by the current owners, whilst retaining the original features, with the cellar having been converted to a bar.

The property is within close proximity to Ashbourne Market Town, being only a short distance from the local shops, schools and amenities and is perfect for first time buyers, buy to let investors or as a holiday home!

In brief, the property comprises:- entrance hallway, kitchen diner, WC, living room, and hallway to the ground floor, a cellar to the lower ground floor, a bedroom and family bathroom to the first floor, and a second bedroom to the second floor.

£195,000

3 Smiths Yard

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- Traditional cottage
- Previous planning approval for a first floor extension
- Original features
- Two double bedrooms
- Converted cellar
- Outhouse
- Decked garden area

Entrance Hall

Utility

WC

Outside

Kitchen

Dining Area

Living Room

Cellar

Hallway

Landing

Bedroom

Bathroom

Bedroom



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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