



The Homestead Biggin by Hartington

The Homestead, Main Street, Biggin by Hartington, Derbyshire, SK17 0DQ

A charming double fronted two bedroom stone cottage in need of renovation. Offering great scope for enhancement enjoying delightful views to the southern elevation across the lane to open farmland.

Front driveway providing ample off road parking for a number of vehicles. Enclosed lower level courtyard with newly stonewalled walled (wall currently being constructed) upper level area to the rear.

Situated in delightful Peak District village of Biggin by Hartington a short walk from the popular Tissington trail with walks on local footpaths from the doorstep.

No upward chain.

Fixed Price £285,000



Accommodation

Dining Room

3.70m x 3.55m

Main access door to front, double glazed replacement sash window, internal access to Lounge and Kitchen, stairs rising to first floor.

Lounge

3.65m x 3.70m

Double glazed replacement sash window to front enjoying views across the front garden across the lane to rolling peak District countryside, Open fire with stone fire surround.

Kitchen

3.40m x 2.48m

In need of renovation having a range of matching aged wall and base units with fitted worktops over. Stainless steel sink with drainer. Double glazed window to side and rear, door to side providing access to the rear courtyard.

First Floor Landing

Landing with internal access doors to both bedrooms and a bathroom. Loft access hatch.

Bedroom One

3.76m x 3.80m

Double glazed replacement sash window to front elevation enjoying views over the garden, beyond the lane to open fields.

Bedroom Two

3.72m x 1.80m

Double glazed sash window to front enjoying views.

Family Bathroom

Three piece bathroom suite with a low level WC, wash hand basin and panelled bath. Heated towel rail. Plumbing for washing machine.

Outside

Front

Gate opening to gravelled drive providing off road parking flanked by snowdrops within the raised borders. Patio seating area to the immediate front. Stunning views are enjoyed across the garden beyond the lane to open countryside.

Rear

Lower level courtyard to the immediate rear and upper level hardstanding area which is being newly dry stone walled.

General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Mains water and electricity is connected. Mains Drainage

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority and Council Tax Band

Derbyshire Dales District Council. Tax Band "C".

Viewing

Strictly by appointment through the Ashbourne Office of the sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

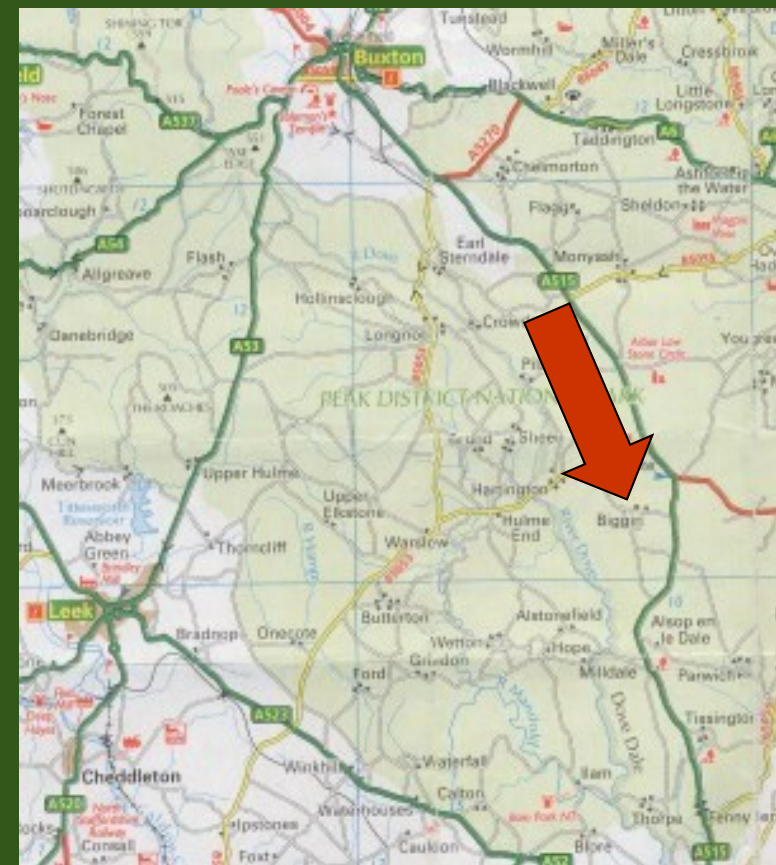
EPC

EPC rating "E"

Directions

From Ashbourne - Proceed out of the town on A515 towards Buxton. Remain on the A515 for approximately 8 miles then take the left turn into Biggin village, proceed under the Tissington trail into the village and the subject property will be found on the right hand side clearly identified by the Bagshaws "for Sale board.





Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

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