

Runction Willows

Longford

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Runction Willows

Longford

Ashbourne

Derbyshire

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A splendidly situated four bedroom detached property set within sizeable grounds extending to over a third of an acre, enjoying views over farmland to the front and rear.

The accommodation would benefit from some upgrading but provides excellent scope for further enhancement and extension subject to necessary planning consent.

Gated driveway with ample off road parking and garage with attached car port.

No upward chain

Asking Price

£600,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com





Ground Floor

The main access door at the front of the property leads into the **Entrance Porch** , providing useful hanging and shelf storage with internal door leading into the **Entrance Hall**, which has the stairs leading to the first floor landing, understairs storage cupboard, internal door to Inner Lobby and Lounge.

The **Lounge** is situated to the front of the property with feature open fireplace and open arch through to the **Dining Room** which is situated to the rear of the property and has an internal access door through to the **Breakfast Kitchen**, having matching wall and base units, sink and double drainer, electric cooker, base mounted oil fired central heating boiler, windows to rear, internal access door to the **Inner Lobby** which in turn provides internal access through to the Utility Room, Snug and Inner Lobby **Cloakroom/WC** with low flush WC .

The **Snug** is situated to the front of the property providing a useful third reception room. And situated at the rear of the property is the **Utility Room** with Belfast sink with plumbing for washing machine, access door providing external access to rear garden and integral internal door through to the attached garage.











First Floor

The staircase rises from the Entrance Hall to the Landing area which provides access to all four Bedrooms, Bathroom and separate WC.

Bedroom One has dual aspect windows enjoying delightful views and a built in double wardrobe **Bedroom Two** also benefit from dual aspect windows and a lovely open outlook over surrounding farmland together with a pedestal wash hand basin set in one corner. **Bedrooms Three and Four** are front and rear facing bedrooms respectively and both have a built in double wardrobe.

The **Family Bathroom** is fitted with a coloured suite including panelled bath and pedestal wash hand basin with obscured window to rear window to the rear. . The **separate WC** has a low flush WC and window to the rear.







Externally

The property has a gated driveway with access from the lane and provides off road parking for a number of vehicle in front of the car port and **Garage**. The Garage is attached to the property with double opening vehicular access doors, power and lighting with pedestrian access door into the Utility Room or alternatively into the Car Port to the side. The Car Port provides a useful further sheltered area.

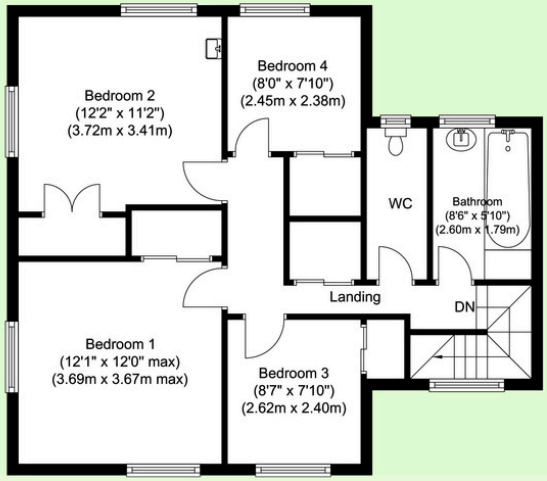
The gardens wrap around the property, the largest area of garden is to the north side which is predominantly lawned with matures hedge boundary. To the rear, west is a paved area which backs onto open fields with a further lawn garden to the south side where there is a lean to green house and further patio seating area. The garden is enclosed by hedging, and adjacent to the front driveway is a further lawned garden with attractive rockery .



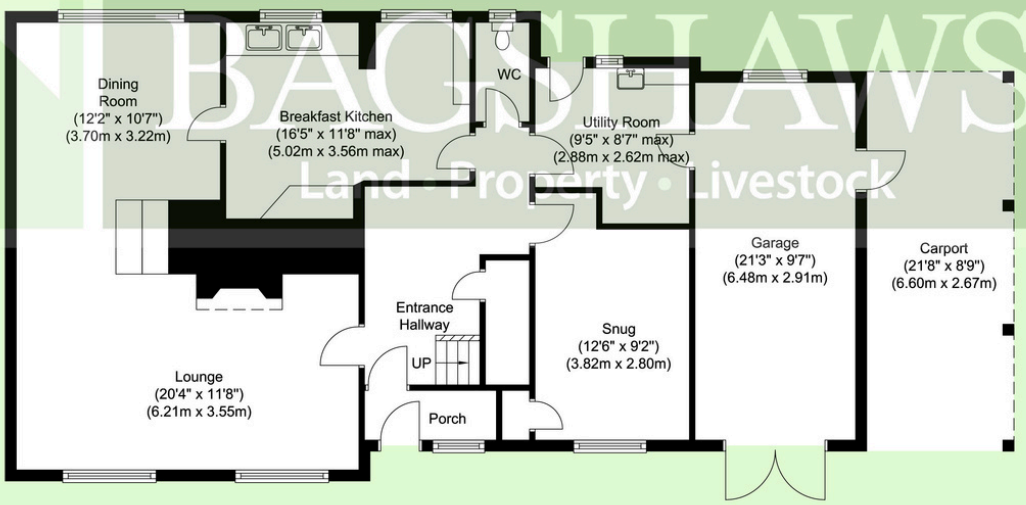




First Floor



Ground Floor



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Runcton Willows, Thurvaston Lane, Longford, Ashbourne

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Assessments First

General Information

Services:
The property benefits from mains electricity, water and drainage. Gas central heating.

Tenure and Possession:
The property is sold Freehold with vacant possession.

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.

Fixtures and Fittings:
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Agents Note: It should be noted that there has been a structural surveyors report carried out and the report is available on request..

Local Planning Authority:
Derbyshire Dales District Council -01629 761100

Council Tax Band –
Band F

Directions:
What3words:///—01629761100 alienated.convinces.pancakes

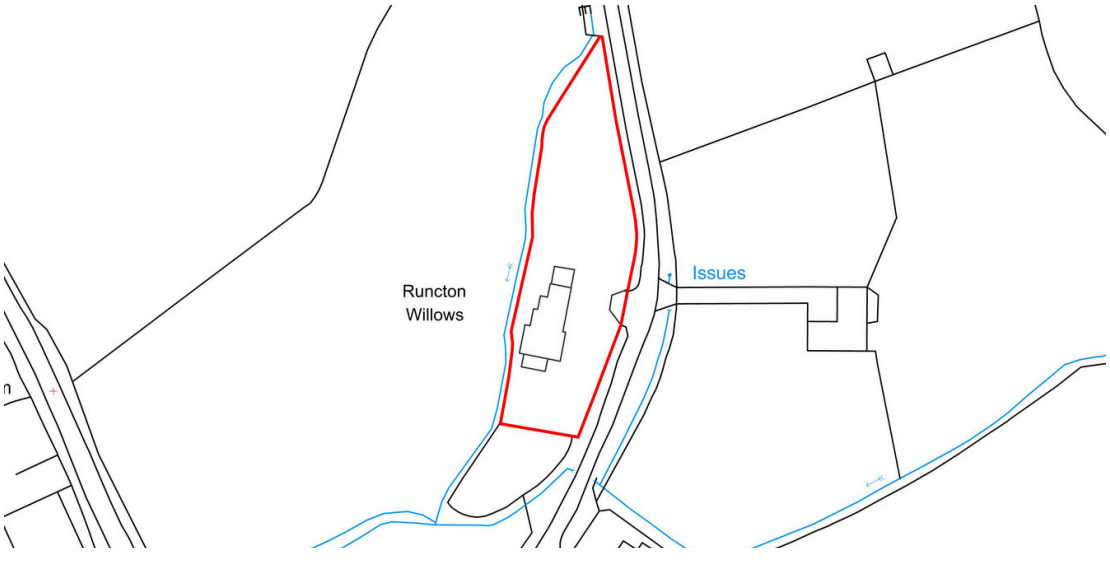
Viewings:
Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e mail: ashbourne@bagshaws.com.

Broadband Connectivity:
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Mobile Network Coverage:
The property is well situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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