



Barton Brook Farmhouse

Church Broughton



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Church Broughton

Derbyshire

DE65 5AP



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A four bedroom detached property occupying a rural location with double garage having been converted to dependant relative accommodation.

Drive providing off road parking and gardens to the front and rear.

The property is sold subject to an agricultural occupancy condition

Asking Price:

£600,000



Ashbourne Office - 01335 342201



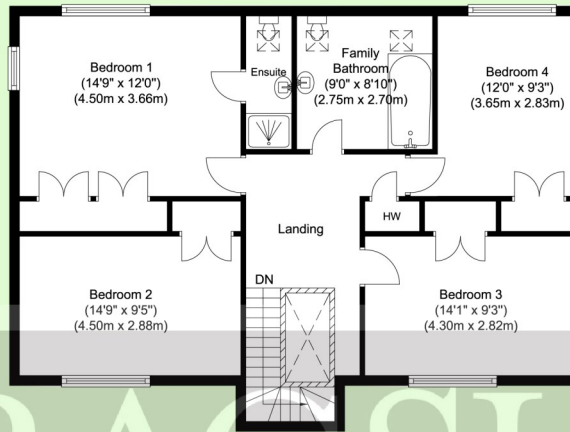
ashbourne@bagshaws.com

Description:

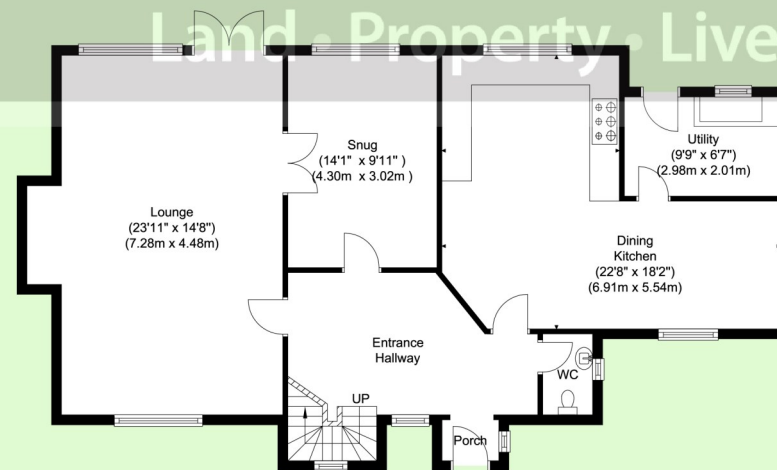
The property is accessed from the main entrance door into the Entrance Hallway, providing access to the Lounge having access to the garden and windows to the front, with interconnecting door to the Snug with window to rear. The open plan Kitchen Dining Room has a fitted kitchen and ample space for a dining table with windows to three aspects, door leading into the useful utility room having further units and access to the rear garden.

The property is accessed from the lane via a driveway providing off road parking for a number of vehicles. The former double garage has been converted to dependant relative accommodation on a single storey with one bedroom. It should be noted that an application to alter the planning consent to use this as holiday accommodation was refused.





First Floor



Ground Floor

BAGSHAW'S

EST 1871

Land · Property · Livestock

Barton Brook Farmhouse, Church Broughton, Derbyshire DE65 5AP

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:

Main Water and Electricity. Oil fired central heating.

Private Drainage; Please note that the septic tank is currently in the neighbouring land and a replacement drainage system would be required to be constructed within the curtilage of the property.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Agricultural occupancy condition:

The occupation of the dwelling shall be limited to the family and/or dependants of a person employed, or last employed, wholly in agriculture, as defined in the section 290 of the Town and Country Planning Act, 1971 or in forestry.

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.

Local Authority and Council Tax Band:

South Derbyshire District Council— Council Tax Band 'E'

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com. Viewers will be expected to provide proof of funds and compliance to the occupancy condition before being permitted to view

Directions:

What3words: ///uproot.proudest.beep

Broadband Connectivity:

It is understood that fibre broadband is available, 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 poorly situated for mobile signal coverage which is generally low quality depending on provider. 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.

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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