



# Sepycoc House and Land

Longford



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## Sepycoc House and Land

Sepycoc Lane, Longford

Ashbourne, Derbyshire

DE6 3DR



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Sepycoc House provides an exciting opportunity to purchase a three bedroom detached property requiring modernisation, with generous grounds and land extending to about 2acres.

The property is located within the much sought after village Longford backing onto farmland to the rear and overlooking the pastureland being sold with property to the front

The accommodation is in need of upgrading but offers excellent scope for refurbishment and enhancement.

Longford village is an incredibly popular village with an excellent links being equally accessible to Derby and Ashbourne and walks enjoyed from the doorstep through the open countryside.

**Closing date for offers Friday 12th June at 12 noon**

**Guide Price: £500,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

# Ground Floor

The main front door leads into the **Entrance Porch** with built-in storage cupboard and internal door through to **Entrance Hall** with stairs rising to first floor and internal access door to Sitting Room, Dining Room and Breakfast Kitchen.

The spacious **Sitting Room** extends the full depth of the property with a window to front and patio doors to the rear opening onto the garden, an open fire with exposed brick surround sits centrally within the room to provide a focal point. The **Dining Room** is situated to the rear of the property with window over looking the garden and internal door to both the Entrance Hall or directly to the **Breakfast Kitchen** having the 'Franco Belge' solid fuel stove with hot plate providing the heating and hot water. A range of kitchen units and works surface over, sink and drainer and plumbing for washing machine, window to front and rear with internal door through to **Rear Lobby** which provides access to the rear garden internal door to garage and ground floor **Cloakroom/WC** having low flush WC and wash hand basin.



# First Floor

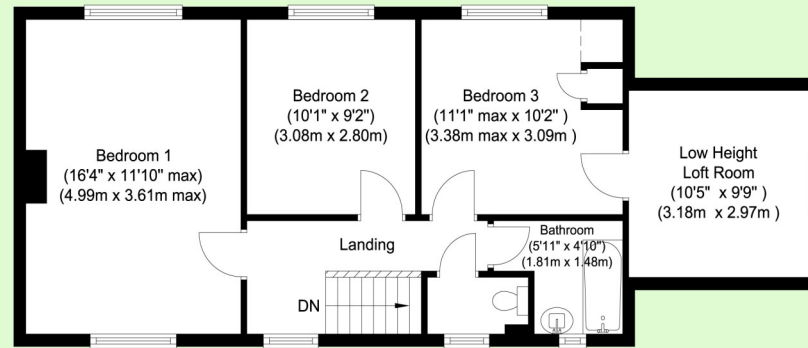
The landing is accessed from the **Entrance Hallway** providing internal access to all first floor bedrooms, bathroom and separate WC. **Bedroom One** is the largest of the bedrooms extending the full depth of the property with windows to front and rear enjoying views to the front across the lane to the land.

**Bedroom Two** is another double bedroom overlooking the garden with **Bedroom Three** also a rear facing double bedroom with built-in storage cupboard and access to a **Loft Room** which is above the Garage and has a porthole window to side.

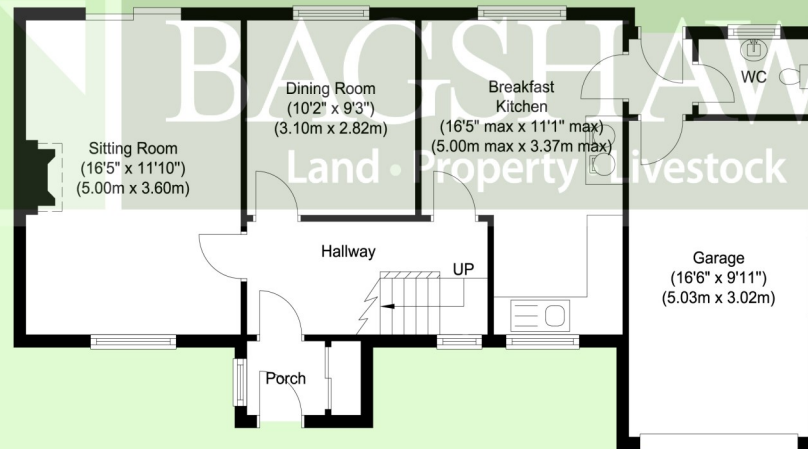
The **Family Bathroom** faces to the front elevation having a coloured two piece bathroom suite comprising panelled bath and wash hand basin with a **Separate WC** adjacent with low flush WC.



## First Floor



## Ground Floor



# Sepycoc House, Sepycoc 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**

# Externally

The property is accessed from Sepycoc Lane through a timber vehicular access gate onto the driveway which provides off road parking for a number of vehicles and access to the **Attached Garage** which has an up and over door, power and lighting and internal pedestrian door to the rear lobby.

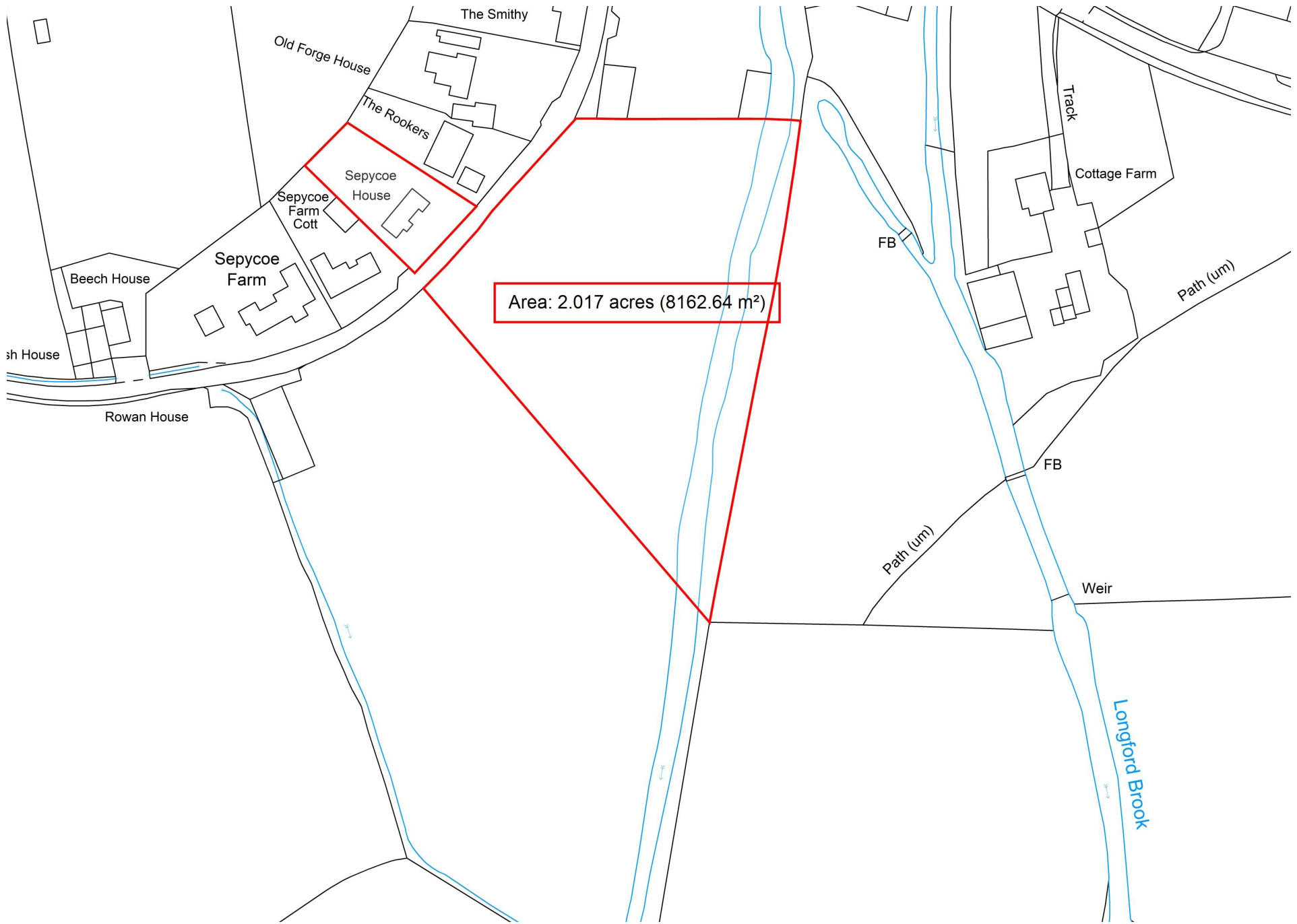
The lawned garden wraps around both sides of the property and leads to the generous rear garden which is predominantly laid to lawn backing onto open farmland to the rear and enclosed by fence and hedging.

# Land

The land is situated on the opposite side of Sepycoc Lane. There is currently no vehicular access however planning has been obtain to create a new access into the paddock. The land extends to about 2 acres and is a level grass paddock including both sides of the brook.

It is current part of a larger paddock and will require fencing by the buyer upon completion. It is suitable for both mowing and grazing and is a huge benefit to the property as it overlooking this paddock.





# General Information

## Services:

Mains Electric and Water. Solid Fuel 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.

## New Boundary and Field Access:

Planning consent has been granted for a new field gate access opposite the house.

The buyer will be responsible for erecting a post and rail fence on the south west boundary within 3 months of the sale completing.

## 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 Planning Authority and Council Tax Band:

Derbyshire Dales District Council  
Council Tax Band F

## Broadband Connectivity / Mobile Network Coverage:

Broadband connectivity and Mobile coverage is thought to be available in this area, however, we recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

## Vendor's Solicitors:

Nigel Davis Solicitors , 3-4 Spire House, Ashbourne, DE6 1DG

Contact: Denise Graham Tel: 01335 346772

E-mail: [denisegraham@agriculturalsolicitors.co.uk](mailto:denisegraham@agriculturalsolicitors.co.uk)

## Directions:

**What3words**///engraving.leave.bachelor

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's.

Please call the sole agents on 01335 342201 or e-mail: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com) to book a viewing.

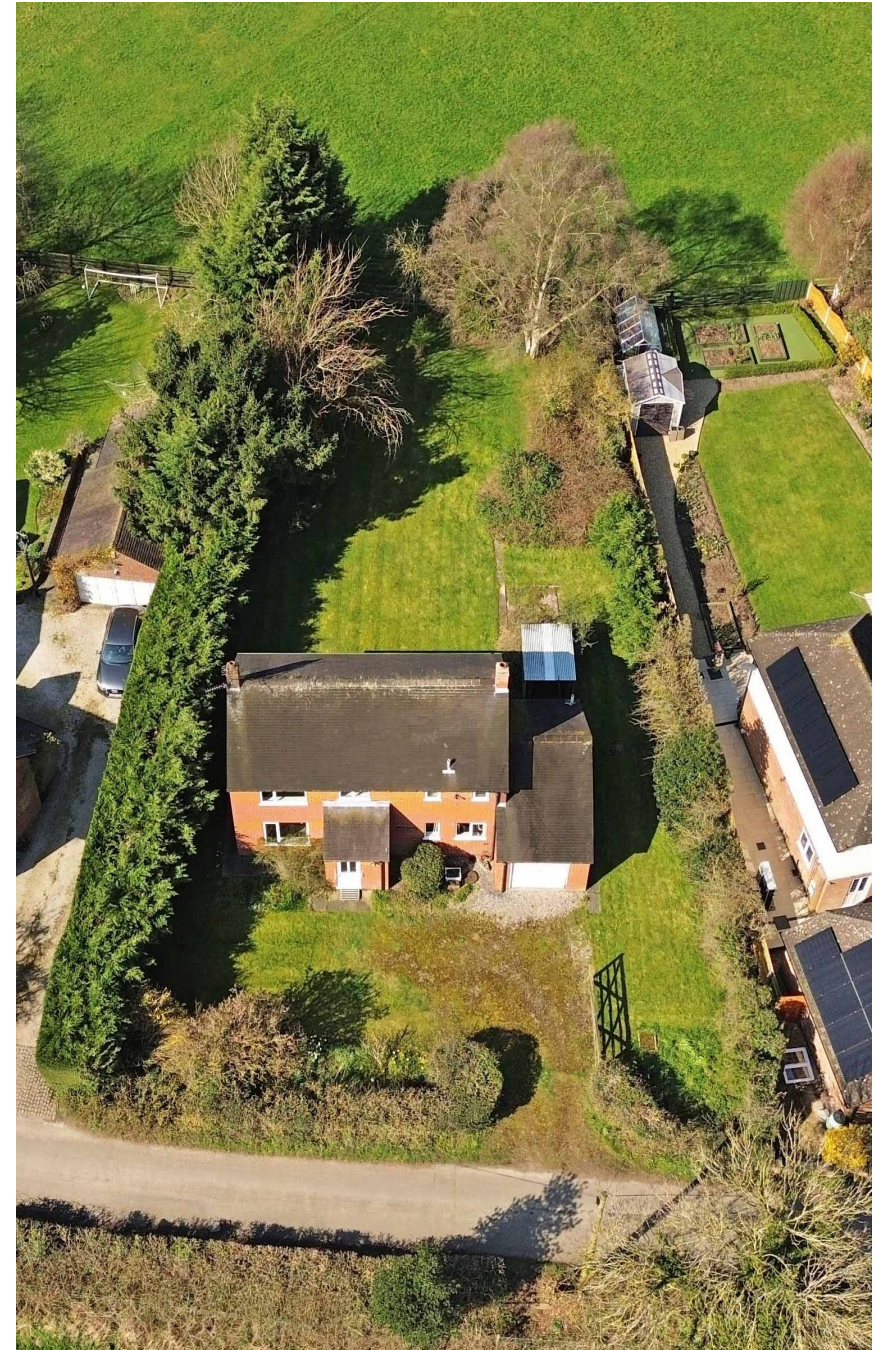
## Method of Sale:

Private Treaty, with a closing date for offers to be received by Friday 12th June at 12noon.

The vendor deserves the right to accept an offer prior to the offer deadline should they so wish.

## 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.





**Vine House, Ashbourne, Derbyshire, DE6 1AE**

**T : 01335 342201**

**E : ashbourne@bagshaws.com**

**www.bagshaws.com**

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