



Rose Cottage & Ivy Cottage Roston



**Rose Cottage & Ivy Cottage
Roston
Ashbourne
Derbyshire
DE6 2EE**



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**D - Rose /
E - Ivy**

This is an opportunity to acquire an adaptable bungalow which was designed as two dwellings. It can be occupied as a whole providing plenty of accommodation or as a three bedroomed dwelling and an adjoining one bedroom annexe.

Originally this was intended for use as holiday cottages but it is now a permanent dwelling or dwellings.

The property sits in generous gardens with parking and situated in the sought area of Roston close to the village pub

**Guide Price:
£450,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Accommodation

The larger wing of the bungalow comprises three double Bedrooms, one of which has built in wardrobes, Shower Room, a delightful dual aspect Living Room and a fitted Kitchen.

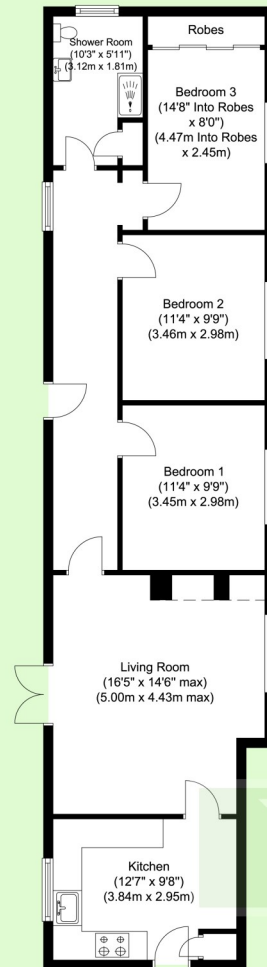
Ivy Cottage, which is the smaller wing comprises of a double bedroom, another good sized Living Room with dual aspect windows, Kitchen and Bathroom.

The two cottages are accessed individually but there is also the potential to occupy the whole property as a single residence if preferred.

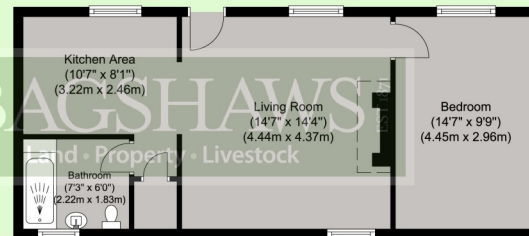
This is a very useful configurations providing adaptability to suit the individual needs.



Rose Cottage



Ivy Cottage



Ivy Cottage & Rose Cottage, Roston, Ashbourne DE6 2EE

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 has generous gardens and a Garage, timber Garden Shed and Greenhouse. The access to the garage and driveway are over the pub car park and there is a pedestrian gate leading onto the lane from the garden.

The gardens are mostly laid to lawn with some shrubs and trees together with an attractive and productive vegetable garden to one side.

The garden is enclosed largely by mature hedges giving privacy and seclusion



General Information

Services:

Mains water and electricity are connected. Septic tank drainage. There are Solar Panels on the roof providing electricity.

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. The property benefits from a vehicle right of way across the pub car park.

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: Derbyshire Dales District Council. T: 01629 761100

Directions:

What3words: : edit.sprays.brisk

Viewings:

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

Council Tax Band – Ivy Cottage: A. Rose Cottage: B

Broadband Connectivity:

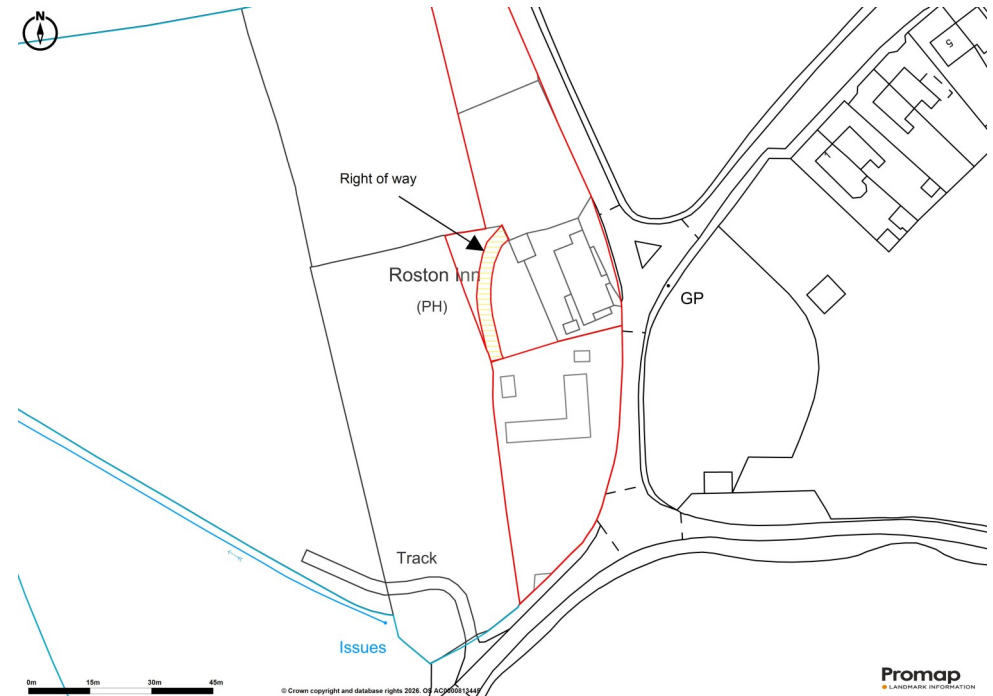
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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.

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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