



# Homestead Cottage

Alstonefield

## **Homestead Cottage**

Alstonefield  
Ashbourne  
Derbyshire  
DE6 2FR

Homestead Cottage is a charming detached stone built residence requiring complete renovation. It occupies a corner plot, nestled in the heart of this picturesque Peak District village of Alstonefield.

The property is understood to have not been lived in for a number of years and is not therefore immediately habitable, however, this property provides an excellent opportunity to sympathetically renovate and enhance this idyllic looking home.

Alstonefield Village is well considered and catered for with a Public House, Church and Village Hall with walks enjoyed from the doorstep through the rolling countryside of the Peak District National Park.

For Sale by Public Auction

at 3pm on Monday 23rd March 2026 at

The Agricultural Business Centre, Bakewell, DE45 1AH.

### **Guide Price:**

**£250,000 - £300,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)



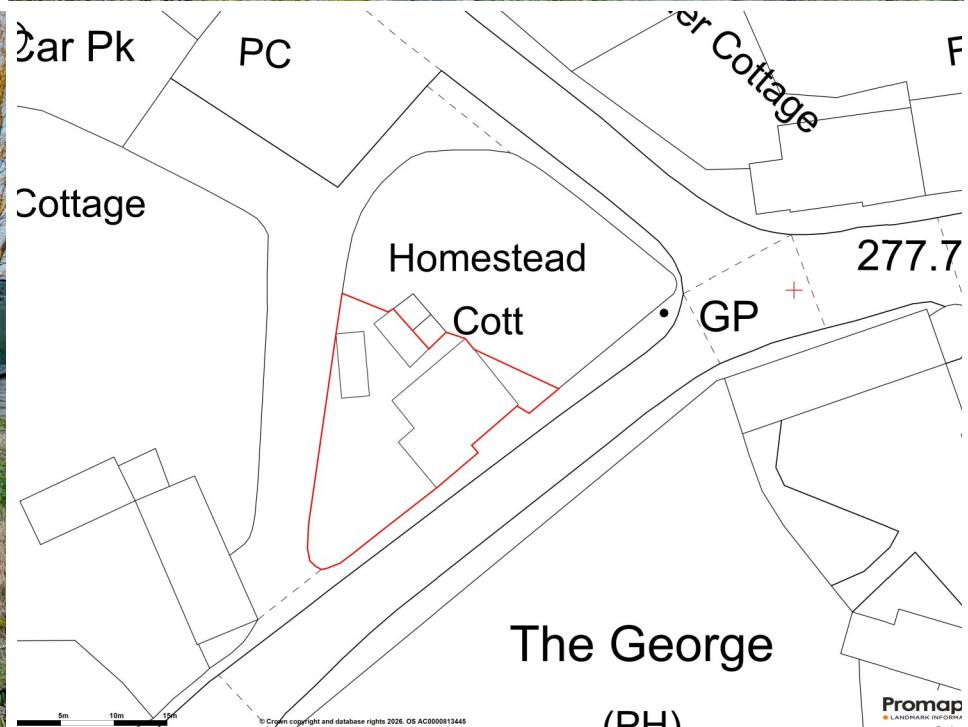
## Description

The accommodation is in need of full refurbishment with the main everyday access used via the side door which leads into the side Entrance Porch with door through into the Snug area, which in turn has internal doors leading off to both the Kitchen and Lounge.

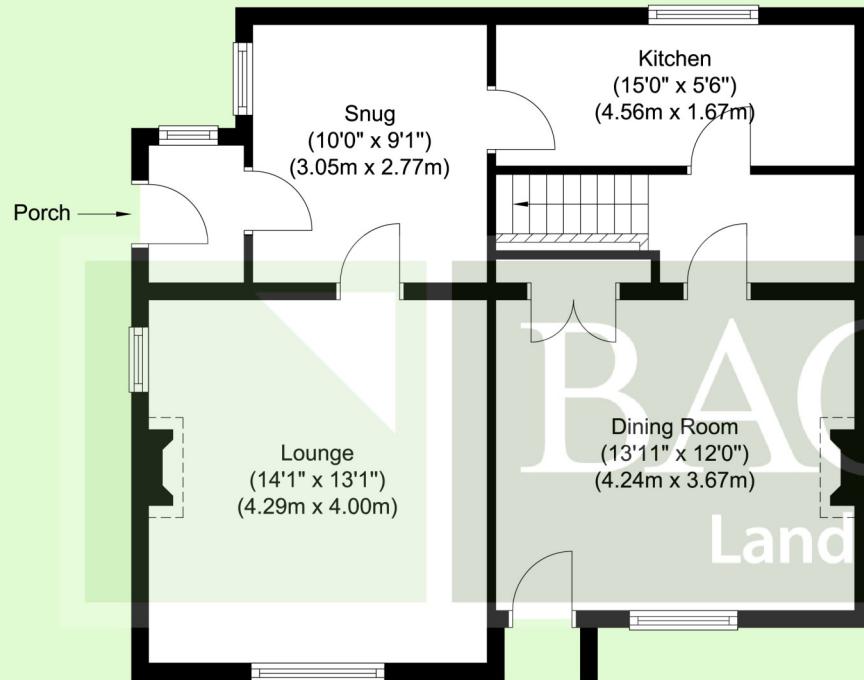
The Lounge is situated to the front of the property having a fireplace along with windows to the front and side. To the rear of the property is the Kitchen area with sink and window to rear, internal door leads through to the inner Lobby which has stairs to the first floor and access to the Dining Room which has a fire place to the side wall along with window to the front and an external access door to the lane.

On the first floor are three bedrooms, with the two bigger double rooms being front facing and the smaller third bedroom situated to the rear along with the Bathroom.

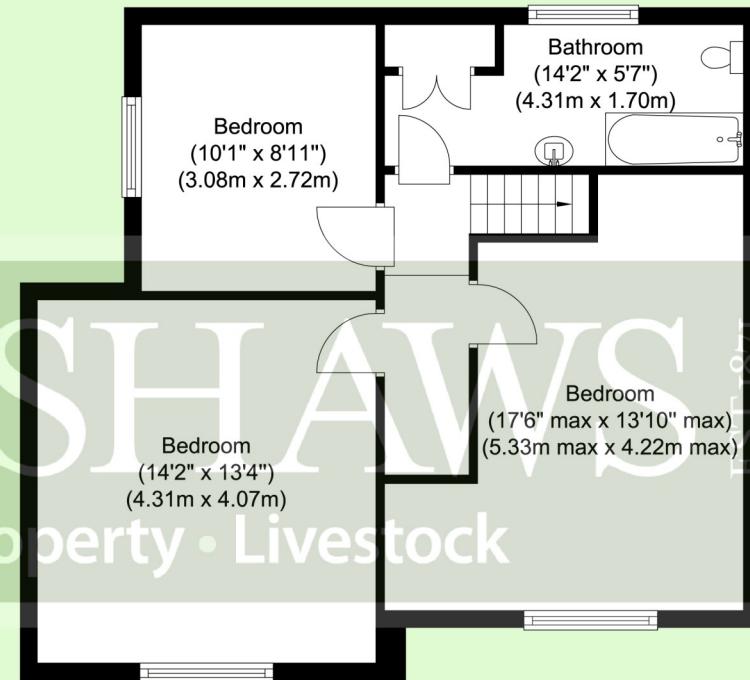
The property occupies a corner position with the garden area predominantly to the south east side of the property being laid to grass with stone wall border. Vehicular access had been afforded via the grass track to the side. Within the rear garden is a porta cabin building and some useful stone sheds.



## Ground Floor



## First Floor



# Homestead Cottage, Alstonefield, Ashbourne DE6 2FR

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:

It is understood there is mains water and electricity connected however both are currently turned off. Private Drainage .

## 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, however buyers should be aware that the vendor is unlikely to clear the property upon completion and will reserve the right to leave any contents, fixtures and fittings in situ should they wish.

Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order. It should be assumed that nothing is in working order in this instance as the property requires complete renovation as it has not been habitated for many years

## Local Planning Authority and Council Tax Band:

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Council Tax Band E

## Broadband Connectivity and 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:

Flit Bishop Solicitors, 2 Prospect Place, Derby, DE24 8HG  
Contact: Paul Sabin Tel: (01332) 340211  
E-mail: paul.sabin@flintbishop.co.uk

## Directions:

[What3words://studs.defend.drifters](https://what3words.com/studs.defend.drifters)

## Viewings:

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

Viewings will be strictly at set times. Please call the sole agents on 01335 342201 or e-mail: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com) to find out more and book an appointment for one of the set viewing days being conducted.

## Method of Sale:

The property is offered by Public Auction at 3pm on Monday 23rd March 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

## Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

## Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is

subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details

## Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

## 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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