



# Packhorse Cottage

Alderwasley, Belper



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Land • Property • Livestock

## Packhorse Cottage

Alderwasley

Belper

Derbyshire

DE56 2RD



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1



1.70 ac



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The sale of a traditional detached three-bedroom cottage, together with a detached garage, surrounded by gardens and paddock totalling approximately 1.70 acres. The property requires some internal modernisation but has been well-maintained and offers great potential being a rural property in a pleasant position perfect for those with equestrian and/or smallholding interests.

**For sale by Private Treaty.**

**Guide Price: £495,000**



Bakewell Office - 01629 812777



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### Location:

The property is situated in an accessible rural position, yet boasting great accessibility to nearby towns, situated in the Derbyshire countryside. With good transport links, the property is within close proximity to a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and a train station at Ambergate being 2 miles away. Nearby market towns include Belper (3.8 miles), Wirksworth (2.8 miles) and Matlock (6.8 miles) away. The cities of Derby and Nottingham are within an hours commute, each offering train stations to further a field locations. There are many nearby local walks, bridleways, trails and beauty spots in the nearby Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.



## Description

Packhorse Cottage offers an exciting smallholding in a rural position with extensive countryside views, lending itself to those with amenity, equestrian and smallholding interests. The property offers a three bedroomed dwelling suitable for family living with well-kept gardens, detached garage, stores, and adjoining grassland. The property extends to a total of approximately 1.70 acres and offers a true 'country lifestyle' feel, with great potential whilst remaining in a highly accessible location.

## Accommodation

The sale of Packhorse Cottage presents a unique opportunity to acquire a traditional detached dwelling. Internally, the dwelling would benefit from some sympathetic modernising and updating but allows a purchaser to renovate to their own personal taste.

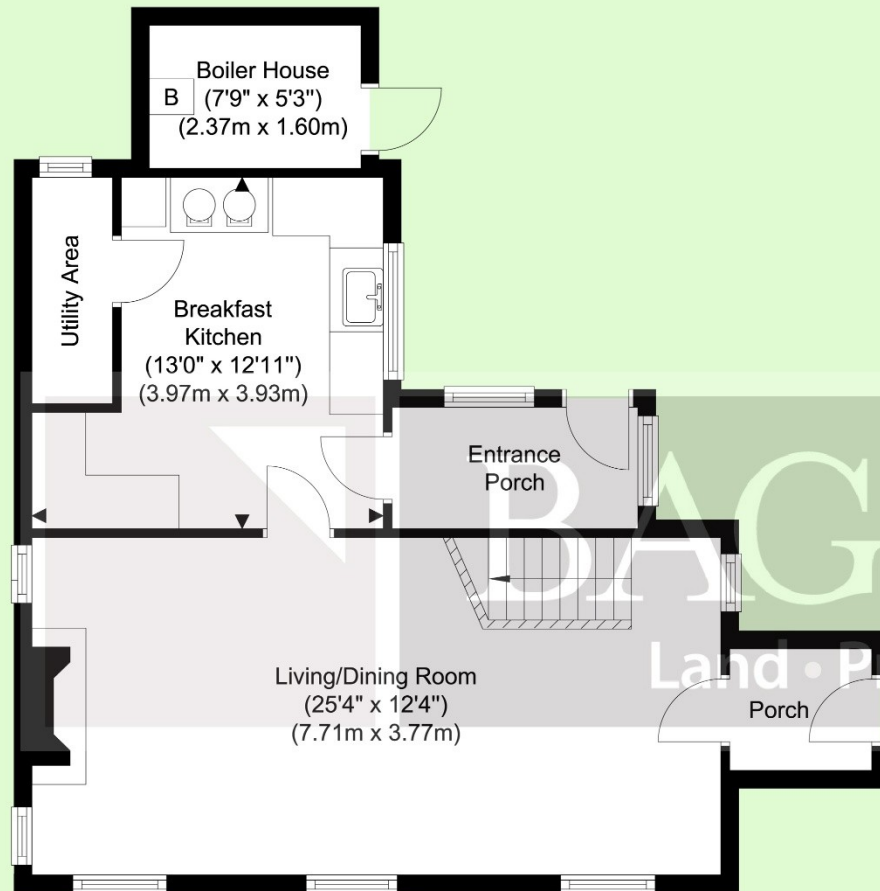
The ground floor offers an entrance porch into a generously-sized living dining room with an open fireplace and traditional beams. This leads through to the dining kitchen. The kitchen has a AGA positioned in a recess, units and access into a pantry. There is also a door into the rear porch leading to the rear garden. Climbing to the first floor, the dwelling presents three bedrooms, and a family bathroom hosting a bath with basin, W.C and an airing cupboard.



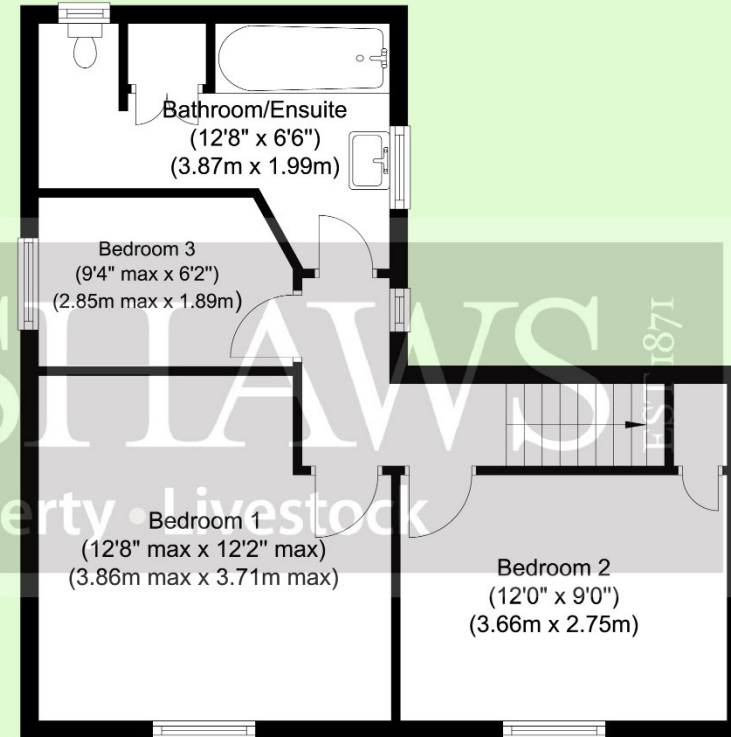




## Ground Floor



## First Floor



## Packhorse Cottage, Alderwasley, Belper

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**



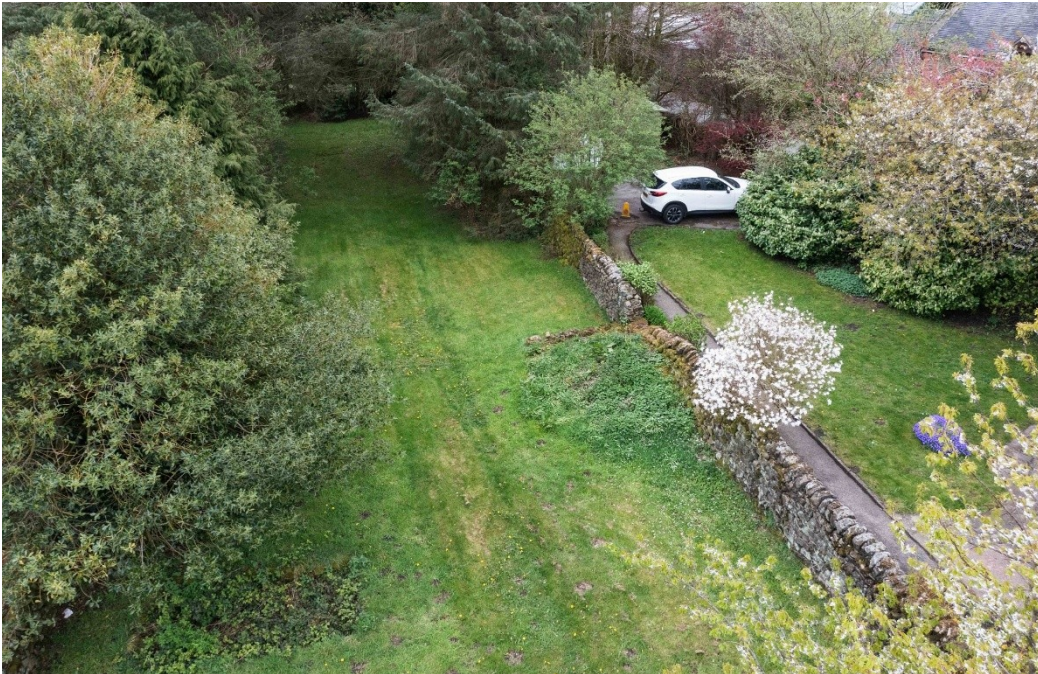


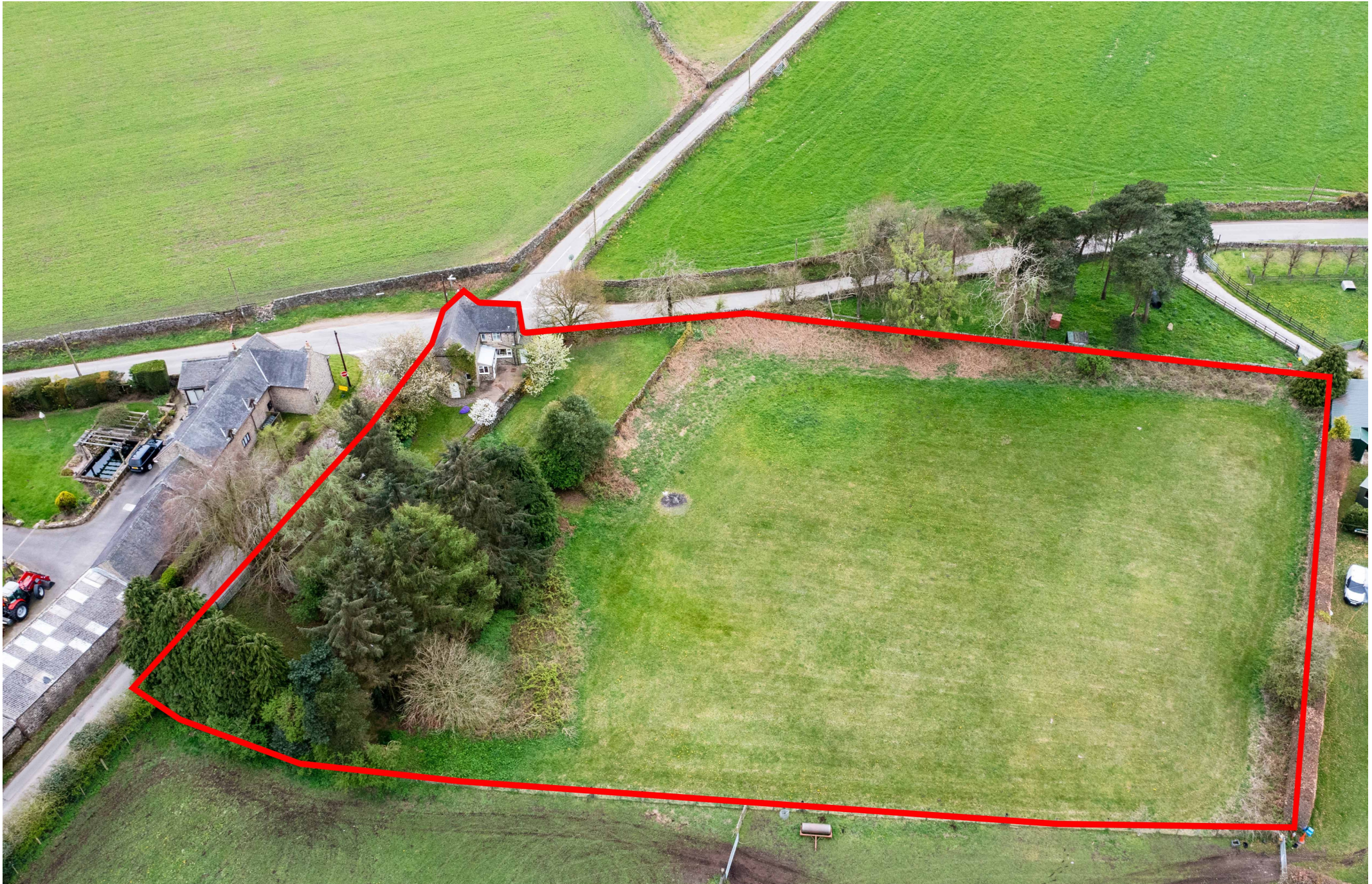
## Externally

The property is surrounded by dry stone walls with a gated access leading into the driveway providing ample parking for multiple vehicles and good access into the garage. A garden path leads from the garage to the house through an impressive lawned garden and patio areas which wrap around the dwelling, perfect for those who are green fingered. Including planted borders and a separate garden area. A perimeter of mature trees offers a degree of privacy, with pleasant countryside outlooks. To the rear there is an attached boiler room also used to house extra white goods and a general store. A useful large garage presents undercover parking and/or storage, with a small workshop to the rear.

## Land

The land at the property comprises a paddock laying flat, located to the north of the dwelling, suitable for grazing of small livestock and/or horses and mowing. The paddock is all down to grassland in good heart, bounded by dry stone walling and hedgerow, and of manageable acreage. Conveniently, the land benefits from a separate roadside access off Jackass Lane.





# General Information

## Directions:

To locate the property, from Ambergate train station, turn left onto the A6 heading towards Belper. After a short distance, take the first right hand turning onto Holly Lane. Continue along Holly Lane, straight over the crossroads and follow the road, which merges into Jackass Lane. Continue past Netherpark Farm and follow the road up the hill towards the crossroads. Just before the crossroads, the property will be found on the right hand side of the road, identified by our For Sale sign.

What3Words: ///firebird.decent.seaside

## Services:

The services at the property include mains electricity and water, oil fired central heating system and private drainage.

## 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.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Mineral, Sporting and Timber Rights:

It is understood that these are included in the sale as far as they exist.

## 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.

## 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.

## Council Tax Band: E

## EPC: F

## Method of Sale:

The property is offered for sale by Private Treaty.

## Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

## Sporting, Timber and Mineral Rights:

The sporting and timber rights are included insofar as they exist. Mineral rights are not included.

## Vendor's Solicitors:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road Matlock, DE4 3LZ.

## Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





241.3m

Packhorse Cottage

245.0m

Guide Post

244.4m

Packhorse Farm

0m 15m 30m 45m

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**Promap**  
LANDMARK INFORMATION



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