



Lambhouse Farm Shottle

**Lambhouse Farm
Shottle
Belper
Derbyshire DE56 2DS**



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0.44 ac



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An exciting opportunity to acquire a detached three bedroom farmhouse requiring complete modernisation, together with gardens and a two-storey stone-built barn boasting planning permission for conversion into a residential dwelling. The property occupies a rural village position and provides ample opportunity for those seeking a renovation project.

For Sale By Private Treaty

Guide Price: £550,000



Bakewell Office - 01629 812777



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Location:

Shottle and the surrounding area is a sought after location, being close to the Peak District National Park and having a good road network across the region. The area is renowned for its picturesque countryside views, whilst maintaining close proximity to popular towns including Belper (4.3 miles), Wirksworth (3.6 miles), Matlock (8.7 miles), and Ashbourne (10.2 miles). The city of Derby locates just 10 miles south where a wider range of amenities and transport links can be found.

Directions:

From Belper town centre head north on the A6 out of town. With Belper Church on the left, turn left at the traffic lights onto Bridge Foot A517 and continue along the road for approx. 2.0 miles. Turn right onto Lambhouse Lane, signposted for Shottle, and follow the lane for approx. 1.7 miles into the village. The property can be found on the right hand side at the end of the village, indicated by our 'for sale' board.

What3words: ///reshaping.deflated.disco

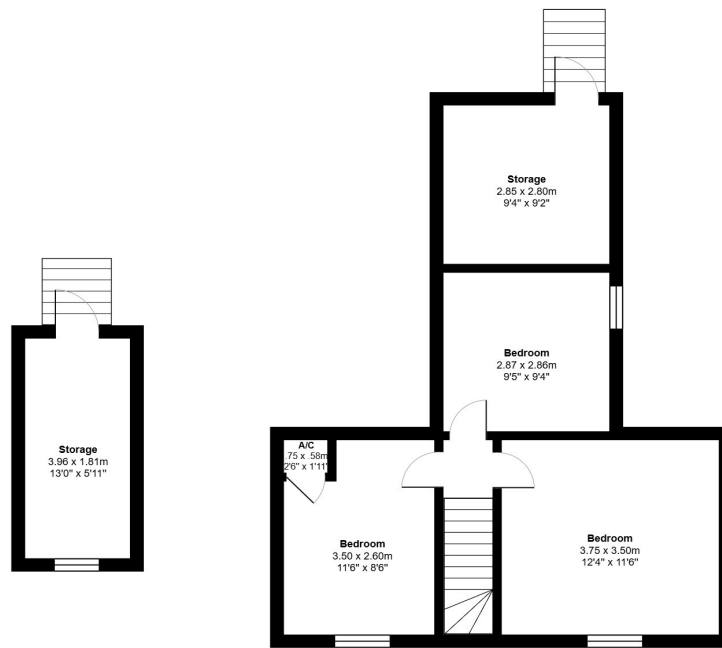


Farmhouse

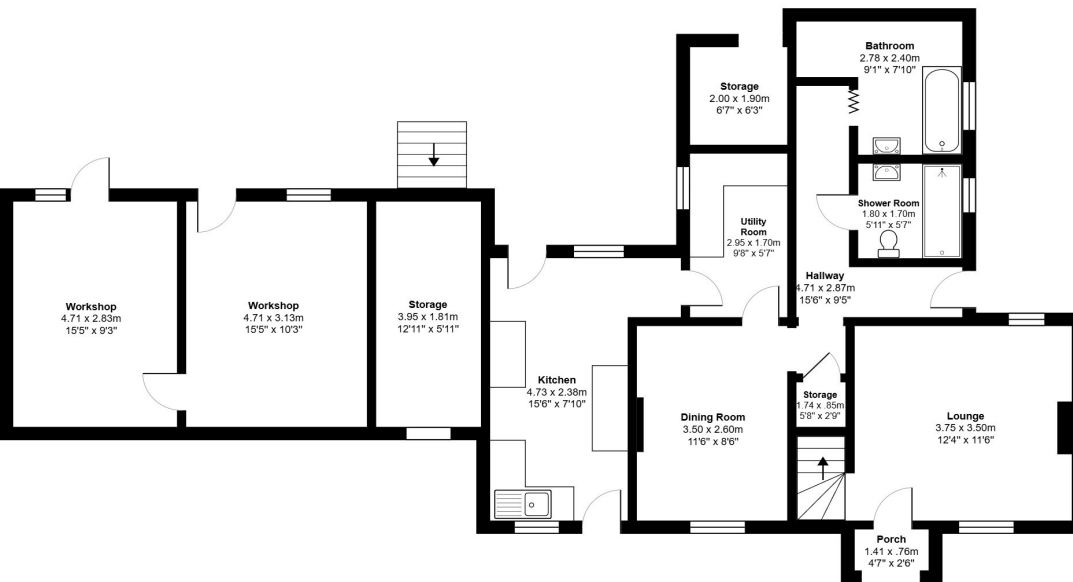
This traditional, detached stone-built farmhouse provides great opportunity to create a substantial family home, seeking internal modernisation but with good-sized living spaces boasting much charm and character. Accommodation spreads across two floors, offering the potential to extend and adapt to a purchasers taste (subject to the necessary planning consent). Welcomed by an entrance porch, the ground floor presents a dual aspect lounge with feature fireplace and offering stairs up the first floor. The lounge leads through to a hallway with access to a good-sized dining room, second external entrance, and adjacent bathroom and shower rooms. The kitchen offers two external entrances, one to the front of the dwelling and one to the rear, as well as a useful utility space. Externally, a garden store is incorporated into the ground floor of the cottage, to the rear of the utility.

The first floor offers three double bedrooms, a first floor storage room locates to the rear of the third bedroom accessed externally via a stairwell. All the bedrooms have pleasant far reaching views over the surrounding countryside.





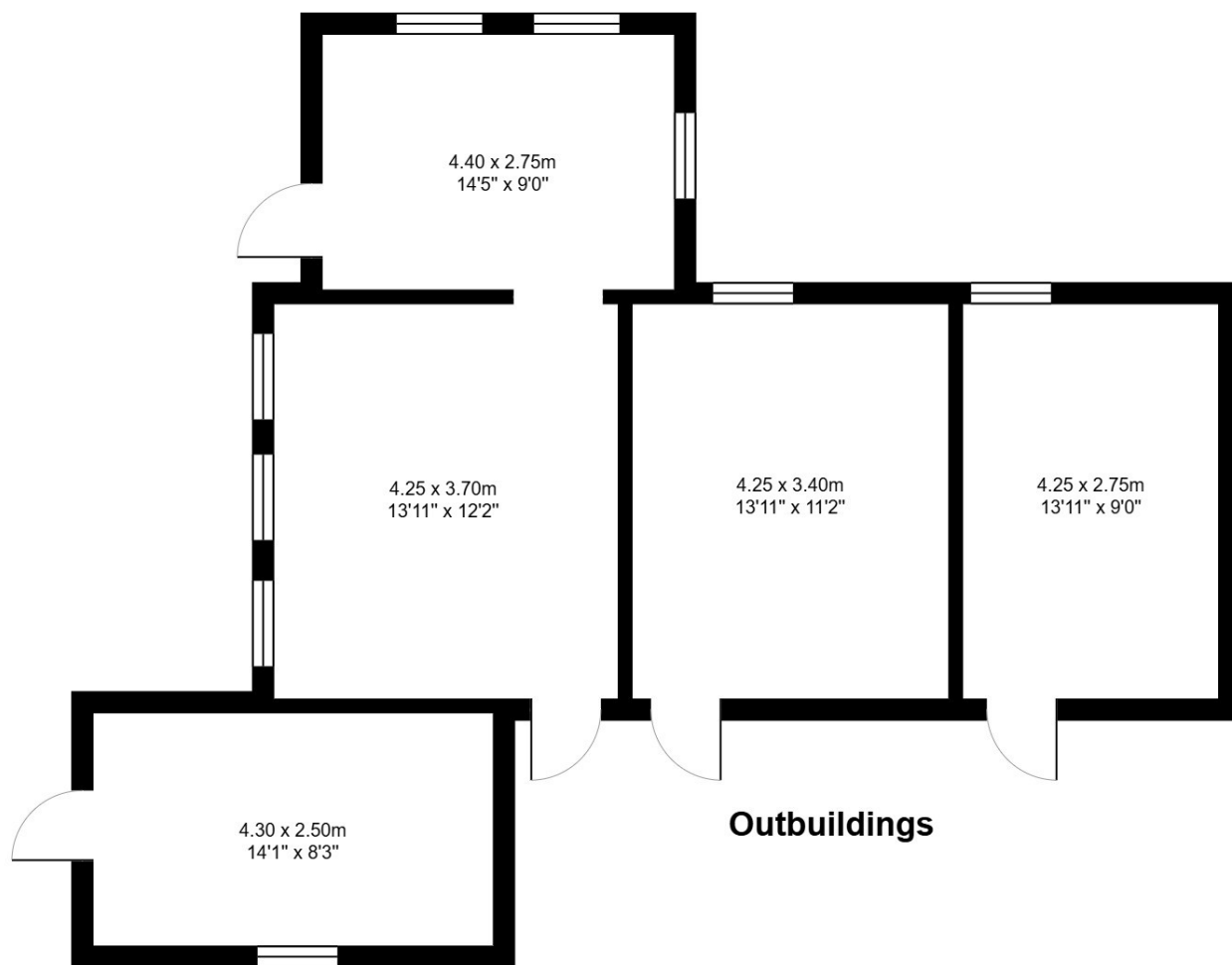
First Floor



Ground Floor

All measurements are approximate and for display purposes only





Outbuildings

Ground Floor

All measurements are approximate and for display purposes only



Externally

The property benefits from a spacious plot extending to approx. 0.44 acres, bounded by dry stone walling. Lawned gardens locate to the front of the farmhouse and to the rear of the larger barn, allowing for two pleasant and private gardens should the barn be converted. To the front of the farmhouse, a patio area offers plentiful space for outside dining and seating with stunning rural views across the adjoining grassland, merging into vegetable plots and raised flower beds providing a peaceful spot for those who are green-fingered to enjoy. Gated access from the roadside provides entrance to a yard area with ample off-road parking for multiple vehicles.

Lambhouse Farm truly boasts a generously-sized plot, with views and gardens to be admired, perfect for those seeking the 'country lifestyle' and amenity aspects of life.

Outbuildings

A collection of small, traditionally built outbuildings adjoin the farmhouse to the west currently utilised as general stores and workshops but offer great flexibility depending on a purchasers preference. They also offer potential to be incorporated into the accommodation of the farmhouse, should one wish, subject to the necessary planning consents.

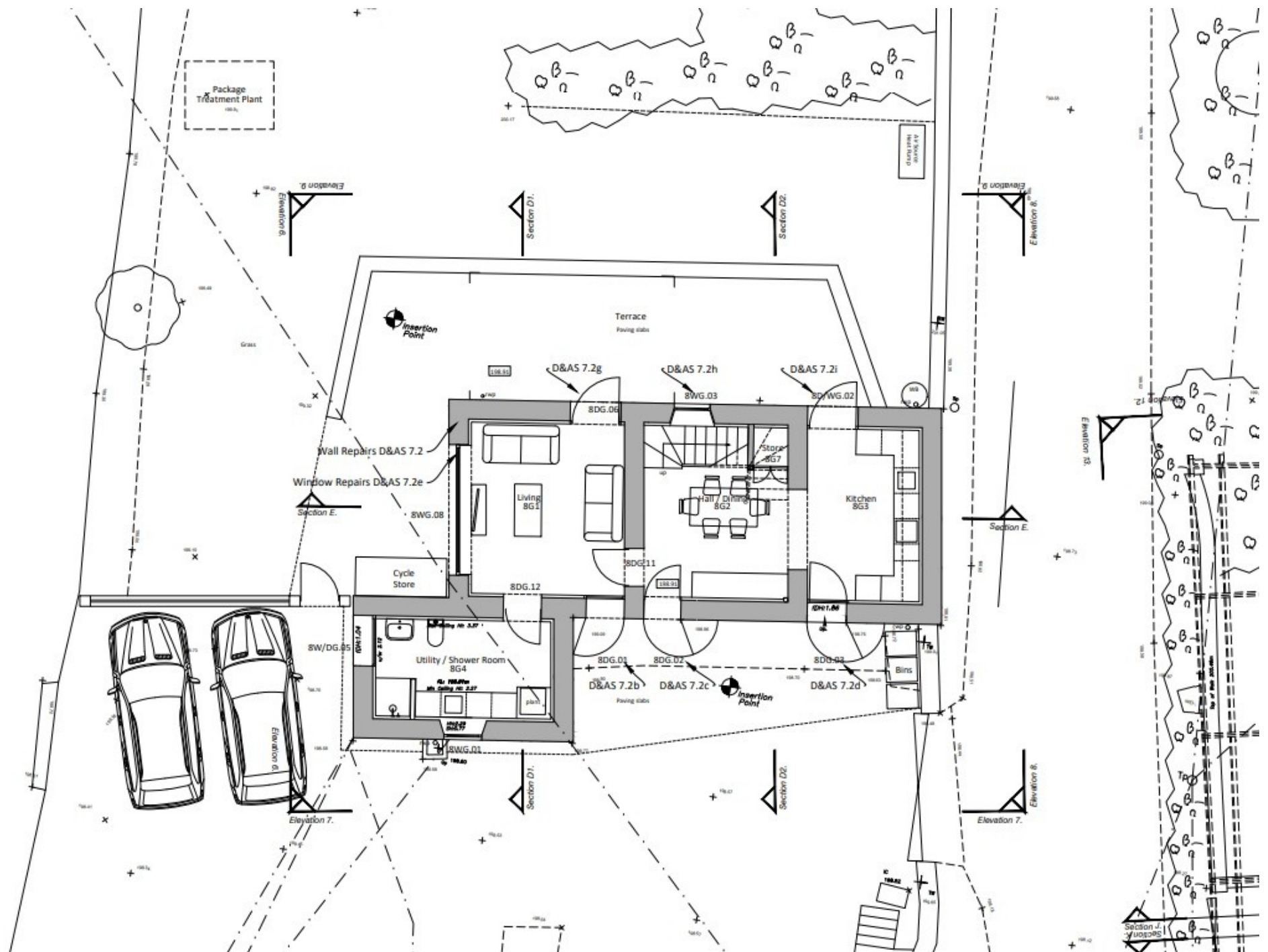
Stone Barn with Planning Permission

The larger stone barn boasts planning permission for '*change of use of an agricultural barn to form a dwellinghouse*' with approved plans to create a two storey, two bedroom dwelling together with private gardens and parking space. Briefly, the approved accommodation comprises an open plan kitchen diner through to a spacious living room, and ground floor utility/shower room. The first floor would offer two double bedrooms and a family shower room. The accommodation will be spacious, and suitable for family living, with pleasant rural outlooks spreading across the adjoining countryside. Currently, the barn is utilised for general storage and is internally divided into multiple stalls.

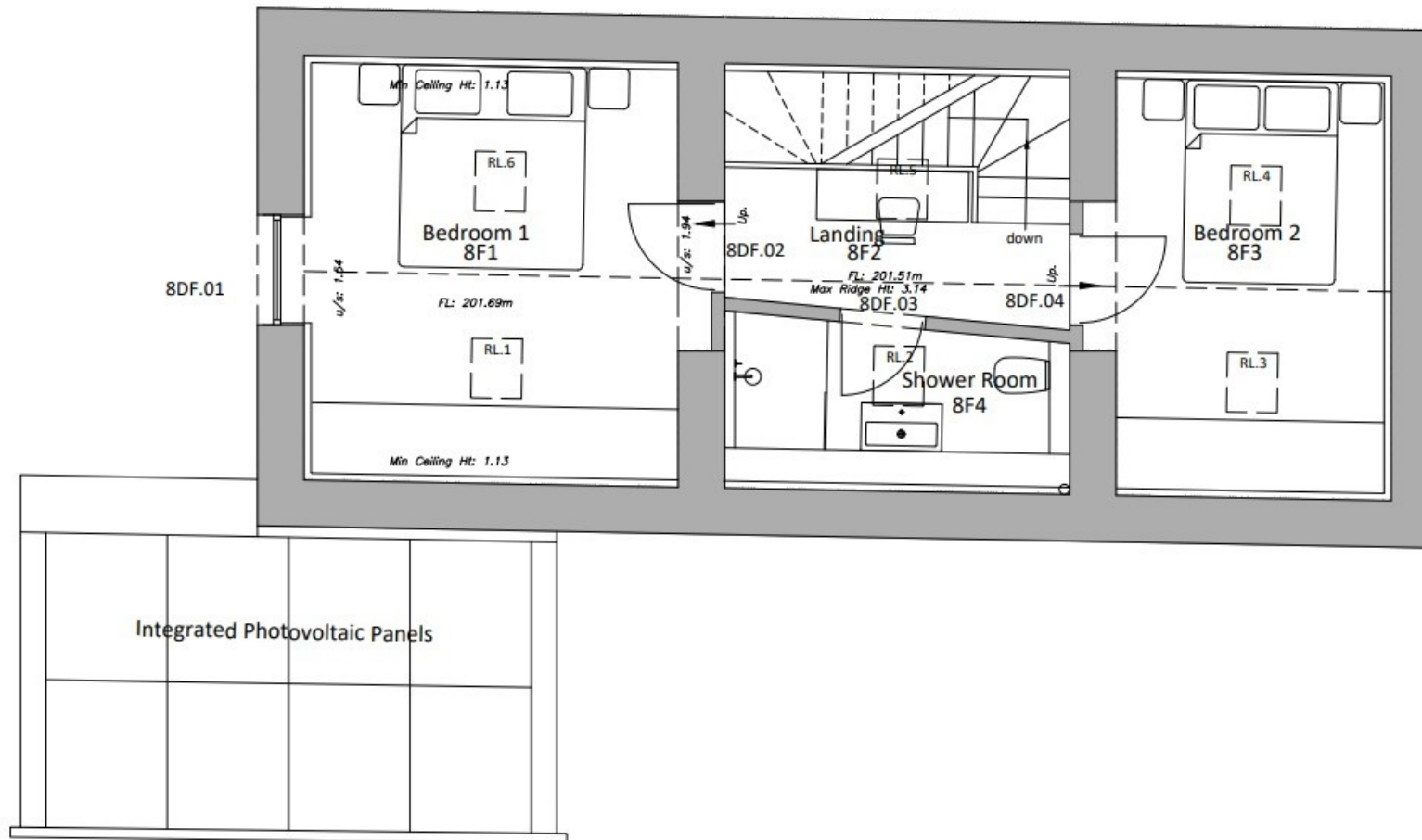
Planning documents and proposed plans are available upon request, or via the Local Planning Authority website, ref; AVA/2023/0519.







Proposed ground floor layout of the stone barn



Proposed first floor layout of the stone barn

General Information

Services:

The property benefits from mains electricity and water, no drainage available and a buyer would need to install their own. The central heating is oil fired.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described 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.

Timber Rights:

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

Vendor's Solicitors:

Currey & Co LLP, 33 Queen Anne Street, London W1G 9HY

Local Authority:

Amber Valley Borough Council, Town Hall, Market Pl, Ripley DE5 3BT

Council Tax Band – D EPC Rating – E

Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: Bakewell@bagshaws.com.

Method of Sale:

The property is offered for sale by private treaty.

Restrictive Covenant:

The property is to be sold subject to a restrictive covenant limiting the use of the property/site two dwellings with ancillary outbuildings.

Broadband Connectivity:

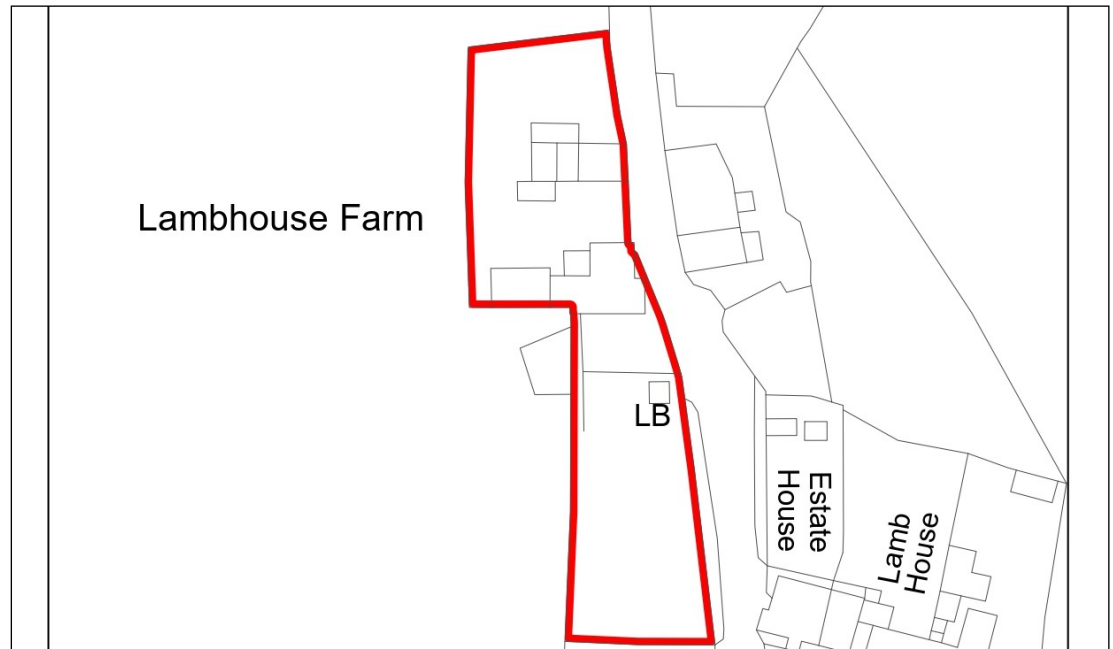
It is understood that the property currently benefits from good broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

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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