



Millers Green Farm Wirksworth



Millers Green Farm

Millers Green
Wirksworth
Derbyshire
DE4 4BJ



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A rare opportunity to acquire a charming, detached former farmhouse of stone construction, together with an adjoining stone barn with excellent potential for conversion (subject to the necessary planning consents), set within approximately 0.42 acres of land.

For Sale By Private Treaty

Guide Price £360,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is set in the Hamlet of Millers Green, Nearby to the Town of Wirksworth and in a rural setting providing far reaching rural views, all the whilst having nearby amenities in Wirksworth and wider amenities in the nearby cities of Derby and Nottingham.



Description:

This charming, detached former farmhouse, constructed of stone, offers immense potential for modernisation while retaining its original character and charm throughout. The property boasts flexible living space across two floors, complemented by an adjoining stone barn that significantly extends the property's footprint, to present an excellent opportunity for residential development, subject to obtaining the necessary planning consents.

The accommodation provides scope for creating a delightful home in a highly sought-after location, enhanced by the versatility of the adjoining stone barn.

The property is further enhanced by beautifully maintained gardens extending to approximately 0.19 acres, featuring mature shrubs, vegetable plots, and flower beds. Generous patio areas are located at both the front and rear of the dwelling, providing ideal spaces for al fresco dining and outdoor entertaining.

Additionally, the property benefits from a 0.30 acre grass paddock, offering further outdoor versatility. Off-road parking is available, conveniently located at the front and side of the property.

Directions:

From Wirksworth town centre, head south along St Johns Street/B5023. After approximately 0.5 miles, turn right onto Millers Green. Continue for around 0.6 miles, then turn right onto Callow Lane. Millers Green Farm is situated immediately on your right, indicated by our For Sale board.

Mineral , Timber and Sporting Rights:

Included as far as they exist.

Services:

The property is serviced with mains water, drainage, and electric.

Viewing:

Viewings to be arrange by appointment only through the Bakewell office—01629 812 777

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves & Easements:

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

Vendor's Solicitors:

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

Local Authority:

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

Method of Sale:

The property is offered for sale by private treaty.

Broadband Connectivity:

It is understood that the property currently benefits from satisfactory 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 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.





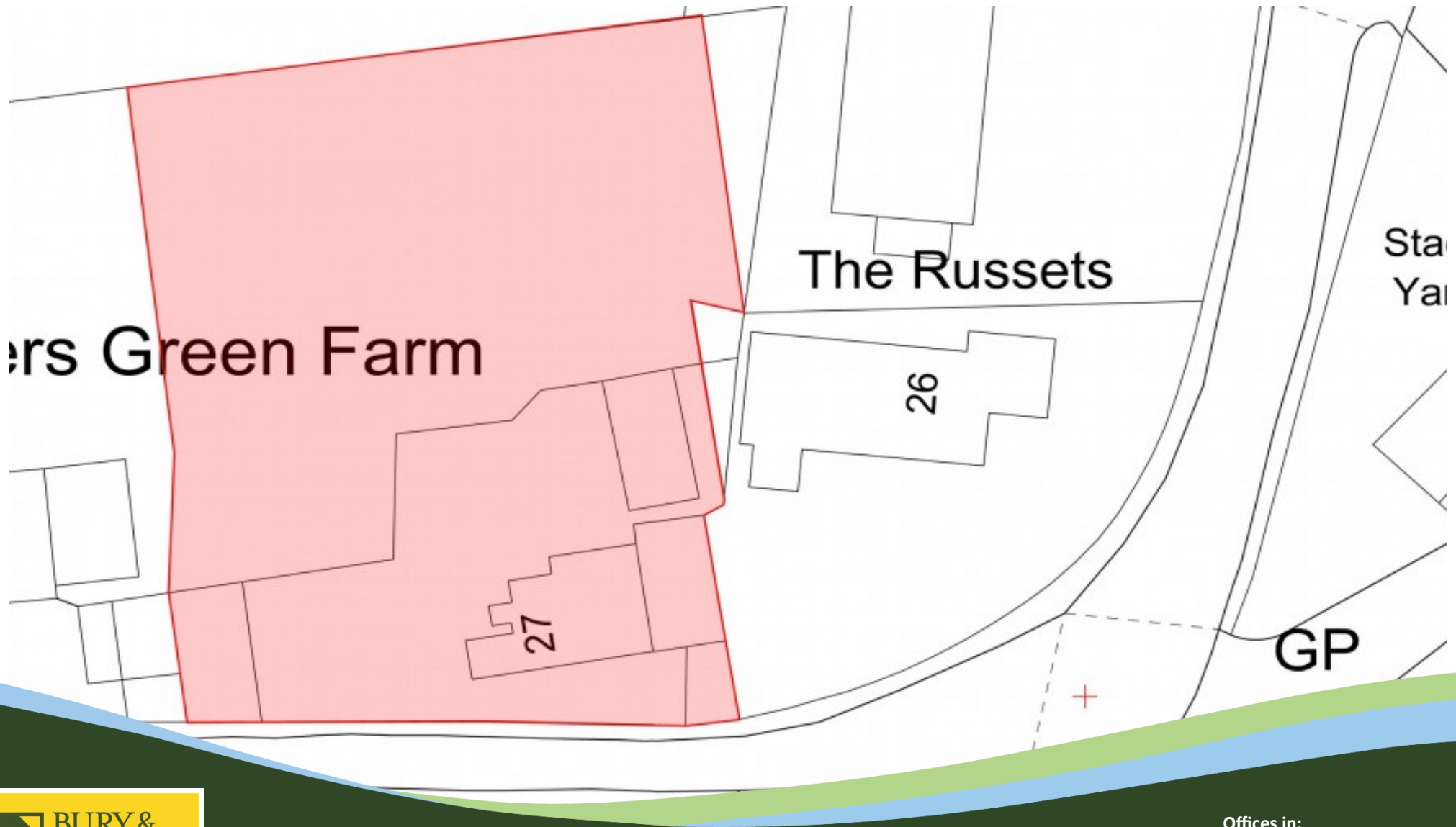


Millers Green Farm, Callow Lane, Wirksworth, DE4 4BL

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





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