



# Bank Cottage

Butts Road, Ashover





## Bank Cottage

Butts Road

Ashover

Chesterfield, S45 0AY



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3.10 ac

A unique opportunity to purchase a charming traditional property offering a detached three bedroom dwelling with spacious accommodation, an adjoining stone barn, together with impressive gardens, a double garage, and paddocks all extending to approximately 3.10 acres (1.25 ha). The property boasts a highly sought-after location, lending itself to those with equestrian, hobby farming and amenity interests.

**For Sale By Private Treaty.**

**Guide Price: £900,000**



Bakewell Office - 01629 812777



bakewell@bagshaws.com

### Location:

Bank Cottage is situated on the edge of the much sought-after village of Ashover, with rural views across the paddocks and beyond. Ashover is a popular location, offering a basic range of amenities including a primary school, public houses, village stores, and a post office, each within walking distance. A wider range of amenities can be found in nearby towns including; Matlock to the southwest (4.1 miles), Chesterfield to the northeast (7.1 miles), Bakewell to the west (11 miles), and Belper to the south (13 miles). The cities of Derby, Sheffield, and Nottingham are each within a 25 miles radius offering further amenities and transport links.

### Directions:

From Matlock town centre head northwest out of town along Chesterfield Road A632. Continue along the road for approx. 3 miles, up the hill. Heading back down the hill, turn right onto Ashover Road signposted for Ashover. Follow the lane along, merging onto Butts Road, towards the village for approx. 0.7 miles. The property can be found on the right hand side indicated by our 'For Sale' board. What3words: ///soaks. delighted.fame









# Accommodation

The Cottage has been in the same family for over 70 years and presents an imposing, detached stone built dwelling with much traditional charm and character, offering spacious accommodation perfect for family living. The accommodation is well-presented but would benefit from some modernisation, offering huge scope for a purchaser to place their own taste upon the interiors.

The ground floor offers a large entrance porch and sizeable hallway with a minton patterned tiled floor, with stairs rising to the first floor with linenfold panelling, giving entrance through to a pleasant sitting room offering dual aspect views across the gardens through impressive sash windows, and a feature fireplace. A dining room offers further living space, again boasting feature windows allowing much natural light to flood, and a fireplace. The good-sized dining kitchen presents an array of fitted units, a striking fireplace with a stone surround, and exposed timber beams. A useful utility space offers a basin, through to a shower room complete with w/c. A useable cellar is accessed from both the kitchen and externally, providing good storage space or a garden room. The first floor offers three double bedrooms, each with far-reaching views across the land and countryside, a sizeable landing suitable for a study area, and a family bathroom complete with bath, wc/, basin, and built-in storage.

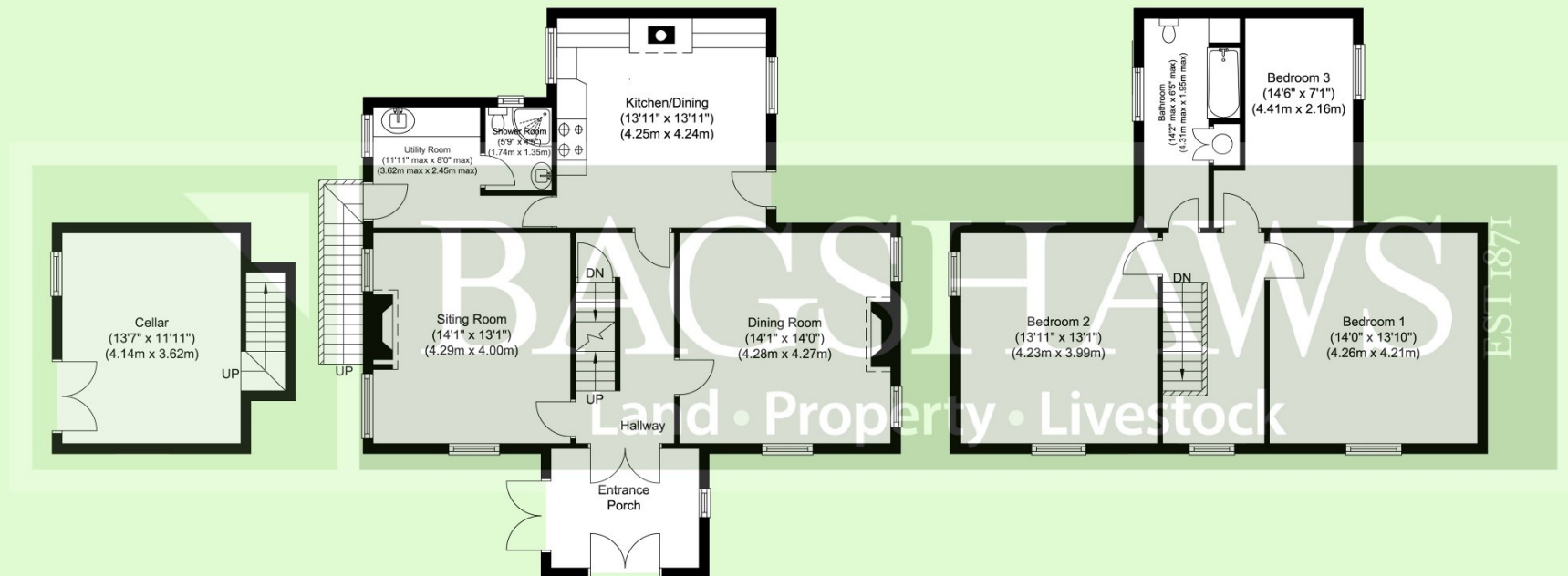




Basement

Ground Floor

First Floor



## Bank Cottage, Butts Road, Ashover S45 0AX

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

Bank Cottage occupies a generous plot, with well-maintained surrounding gardens and paddocks wrapping around the cottage and offering a pleasant outlook. The gardens provide a broad range of planted borders, mature shrubbery, and colour, with secluded lawned areas, and an elevated patio area for outside seating. The gated entrance to the side offers plentiful private parking with access to a useful double garage in good order.

# Outbuilding

Adjoining the cottage to one side, a stone-built outbuilding offers further flexible storage space with great potential to be converted into further accommodation whether that be for holiday use or incorporated into the cottage (subject to the necessary planning consents).

# Land

The paddocks situate to the east of the dwelling, extending to approx. 3.10 acres, all down to permanent pasture suitable for grazing of livestock and horses. The paddocks are bounded by dry stone walling and internally divided into multiple field parcels, with access from the driveway and via a lane to the east of the site. The land offers scope for those with hobby farming, equestrian, and amenity interests.



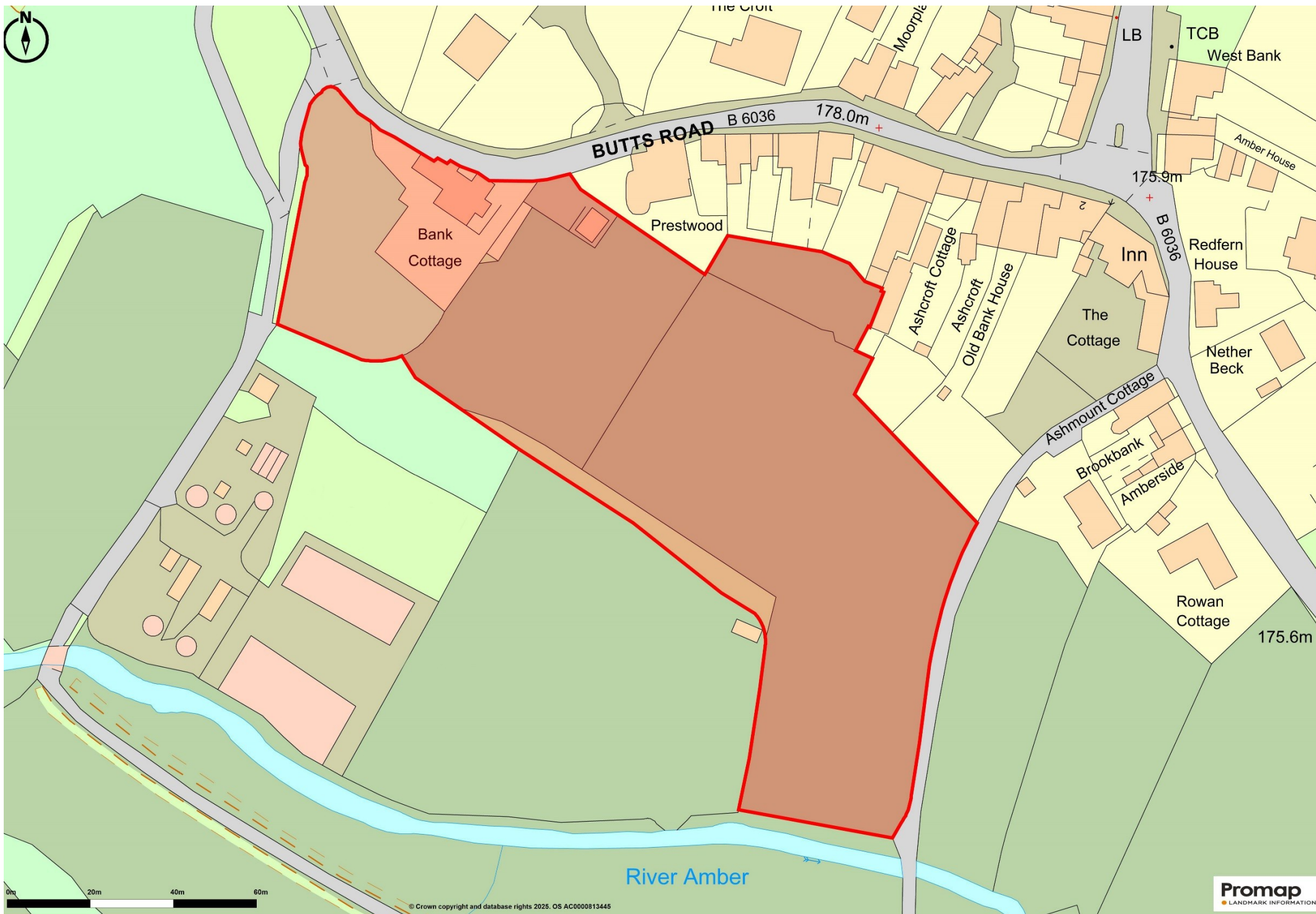














# General Information

## Services:

The property benefits from mains electricity, gas, water and sewerage.

## Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

## 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.

## Viewing:

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

## Sporting and Timber and Mineral rights:

Sporting, timber, and mineral rights are included.

## 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.

## Method of Sale:

The property is offered for sale by private treaty.

## Vendor's Solicitors:

Banner Jones, 24 Glumangate, Chesterfield, Derbyshire S40 1UA

## Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire S42 6NG

## Council Tax Band – F

## EPC Rating – E

## 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 Note;** 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.







**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

**T :** 01629 812777

**E :** [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com)

**[www.bagshaws.com](http://www.bagshaws.com)**

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