



Stanley House Church Street

Hope Valley

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Land • Property • Livestock

Stanley House Church Street

Hope Valley

S32 5QH

4	1	2		acre(s)

An exciting opportunity to acquire a grade ll listed three-storey, four-bedroom semi-detached stone dwelling in need of modernisation. The property boasts a rural village position, in the heart of the Peak District National Park, whilst remaining nearby to good road links.

Auction Guide

£265,000

Bakewell - 01629 812777

bakewell@bagshaws.com

Location:

Stanley House is situated in the rural village of Eyam, within the Peak District National Park, surrounded by rolling Derbyshire countryside but with great accessibility onto the A623. Eyam offers a small range of village amenities including a well regarded pub, a tea room and cafe, and a traditional Church. Nearby towns offer a wider range of facilities, including supermarkets, high street shops, eateries, and secondary schools, these being; Calver to the east (2.1 miles), Bakewell to the south (6.8 miles), and Buxton to the south west (13.7 miles). There are many nearby local walks and beauty spots direct from the property and throughout the area. Whilst being rural, the cities of Sheffield and Manchester are each within an hour's commute respectively, offering further transport links and amenities.

Description

The sale of Stanley House presents a fantastic opportunity, the property offers a Grade ll listed four bedroom semi-detached dwelling in need of modernisation but with much potential. The property lends itself to those seeking rural village life with the convenience of the A623 being close by for commuting, and offers the luxury of being nestled within the Peak District National Park.

Directions:

From Bakewell town centre, head north on the B6001 Station Road leading into Hassop Road, and continue on the road for approx. 5 miles arriving at the crossroads with the A623. At the crossroads, turn left onto the A623 heading west and follow the road for approx. 2 miles through Stoney Middleton. Look out for the signs for Eyam and turn right onto Eyam Road (leading into Main Street). Continue into the centre of the village, past Eyam Hall on the right, where the road turns into Church Street. Follow the road a short distance (0.1 miles), and the property will be on the left hand side indicated by our ' For Sale ' board just past St Lawrence's Church.

What3Words ///rollers.rummage.keyboards

Accomodation

Stanley House presents a traditional, stone-built property requiring modernisation, with living accommodation spread across three floors. The property benefits from many original features with ample opportunity to adapt and alter to a purchaser's preference. The ground floor is approached through a welcoming porch and entrance hall, leading to a spacious lounge and separate dining room. The generous kitchen is positioned to the rear and benefits from a useful pantry and direct access to the cellar.

The first floor provides three bedrooms, including a particularly generous principal bedroom, together with a family bathroom and airing cupboard. The accommodation is well suited to family life, with the bedrooms arranged around a central landing.

The second floor offers a further spacious bedroom, together with a landing and substantial storage areas, providing excellent additional accommodation and practical storage.

Externally

The property enjoys a charming and characterful enclosed outdoor space, offering a good-sized plot. A graveled provides a useful private courtyard-style setting to the side of the property. There is also a small outbuilding positioned to the rear adjoining the neighbouring building.

General Information

Services

The property benefits from mains water, electricity, gas and drainage, with the central heating being gas-fired.

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.

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. We understand there is a pedestrian right of way across the court yard for the neighboring property.

Council Tax Band: D

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

Local Authority:

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

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

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.

