



**Dunloe Croft**  
**Wessington**





**Dunloe Croft  
Moorwood Moor Lane  
Wessington  
Alfreton  
Derbyshire DE55 6DU**



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A delightful opportunity to acquire a spacious three bedroom bungalow, in need of internal modernisation, together with a detached garage and surrounding gardens. The property enjoys a private position boasting pleasant rural outlooks whilst offering the convenience of amenities close-by.

The property is subject to an Agricultural and Local Occupancy Condition.

**For sale by Private Treaty.**

**Guide Price: £340,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# Dunloe Croft

## Location:

Dunloe Croft is set in a semi-rural location, with views across the adjoining countryside, whilst being situated on the outskirts of Wessington village where a basic range of amenities can be found. Various popular, nearby towns offer a wider range of amenities such as high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. These include Alfreton to the southeast (4.0 miles), Matlock to the northwest (7.2 miles), Belper to the south (8.2 miles), and Chesterfield to the north (12.2 miles). The cities of Derby, Sheffield, and Nottingham are each within a 25 commute respectively.

Despite its easy access for commuters to nearby commercial districts it is immediately surrounded by open countryside providing attractive, rural outlooks.

## Description:

The sale of Dunloe Croft presents a fantastic opportunity to internally modernise and renovate a spacious three bedroom bungalow, offering a generous plot complete with a detached garage/workshop, greenhouse and garden store, and surrounding gardens.

The property occupies an accessible but private position, with scenic views to the rear across adjoining grassland, and easy access into the village and nearby towns. The property is subject to an Agricultural and Local Occupancy Condition.

## Directions:

From Alfreton town centre, head north west on A615 Wingfield Road. At the crossroads turn right signposted for Matlock, follow the road and then bear left for Wessington. Continue along the A615 for approx 1.5 miles, and then turn left opposite the church signposted for Moorwood Moor. The property can be found approximately quarter of a mile down on the left hand side.

What3Words/////cycled. Snooping.catching





# Accommodation

Dunloe Croft presents a traditional stone-built bungalow requiring internal modernisation and refurbishment, with spacious living accommodation spread across one floor and ample opportunity to adapt and alter to a purchaser's preference. The bungalow offers a 'blank canvas' with much potential, suiting those seeking a renovation project, in a pleasant rural position.

The front entrance leads into a welcoming hallway, with direct access into a useful utility/cloakroom straight ahead. To the right, a unique Sun Lounge with large windows surrounding the room offering much natural light, overlooking the garden and countryside beyond. The Kitchen Diner presents a range of fitted units and ample space to dine and entertain, flowing through to an internal hallway giving entrance to a generously sized Living Room with a log burning fire and peaceful views across the lawn. A second external front door opens into an internal porch with useful built-in storage spaces. The bungalow offers three good-sized double bedrooms, the master boasting built-in wardrobes, and a modern recently-refurbished family shower room offers a shower, w/c, and basin.

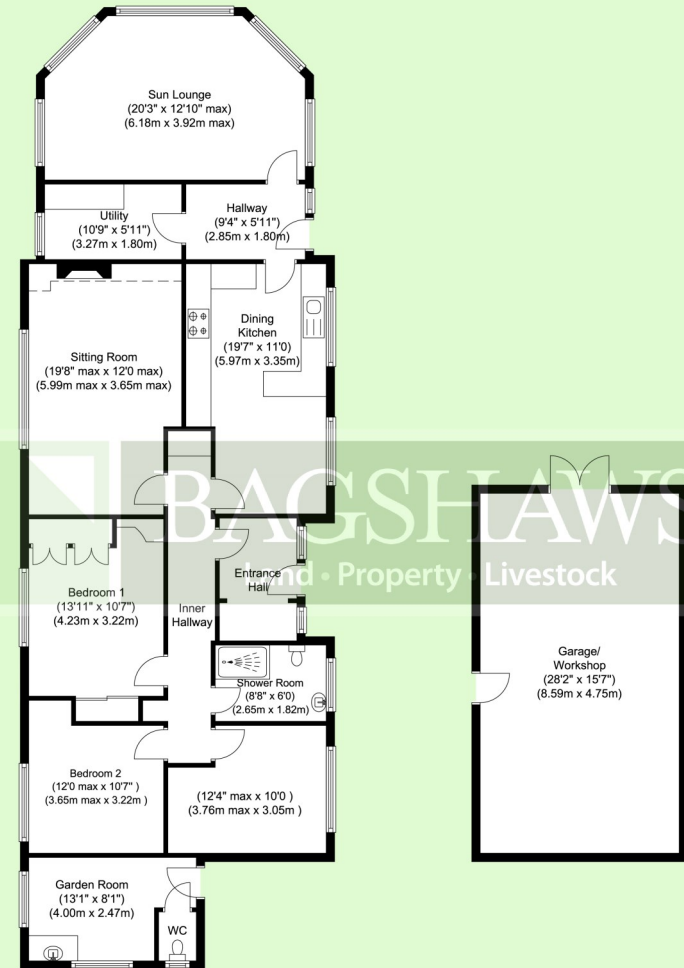
Adjoining the house, a garden room locates with separate external access, boasting a w/c and wash basin. This room offers great flexibility, with suitability to be a home office, craft room, and/or an extra bedroom, all dependant on the purchasers needs.

# Occupancy Condition

The property is subject to an Agricultural and Local Occupancy Condition, restricting the occupation of the property to those who are employed, or last employed, in the locality of agriculture or forestry, or a widow or widower of such a person and to any resident dependants. The occupier must also currently reside within a 15 mile radius of Dunloe Croft to comply with the 'local' condition. Please contact the Bakewell Office for further details.







## Dunloe Croft, Moorwood Moor Lane, Wessington DE55 6DU

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.

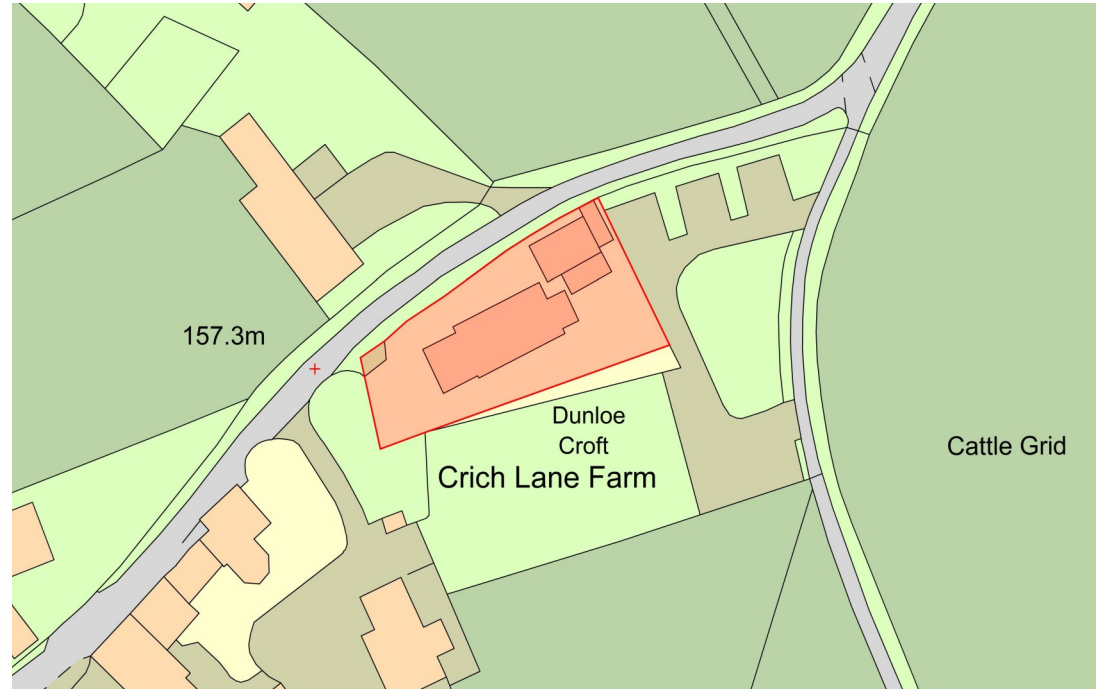
Assessments First



# Externally

Dunloe Croft occupies a pleasant plot, offering privacy and undisturbed rural views, with much outside space to enjoy. Accessed via a gated entrance, the driveway lays to the front and side of the bungalow offering parking for multiple vehicles. Gardens lie to the rear, with south-facing lawned areas and a former vegetable plot providing ample space for those who are 'green fingered' and are seeking the amenity aspects of life, as well as mature hedgerows, trees, and a feature pond. Patio areas wrap around the foot of the bungalow with plentiful space to enjoy outdoor seating and dining.

A generously-sized detached garage, brick-built with stone cladding, offers a flexible space whether that be as a workshop or general storage. Adjacent to the garage, a large timber and stone framed green house situates with entrance through to a timber garden store. The outbuildings are considered to be in good condition and complement the bungalow well, offering useful spaces that can be easily adapted to suit a purchasers needs.





# General Information

## Services:

It is understood that the property is connected to a private septic tank, which is currently in a state of disrepair and in need of replacement.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted 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.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

## Council Tax Band: E

## EPC Rating: D

## Local Authority:

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

## Vendor's Solicitors:

Jane Topham, Taylor Emmet, 20 Arundel Gate, Sheffield, S1 2PP

## Viewing:

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

## Broadband Connectivity:

It is understood that the property does not have broadband service. 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 location.

## Method of Sale:

The property is for sale by Private Treaty.

## 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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