



2 Quarry Cottages Shottle



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Shottle
Belper
Derbyshire DE56 2DS



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0.20 ac

An exciting opportunity to purchase a delightful three bedroom property set within approximately 0.2 acres of gardens and a small range of outbuildings, . The property requires some internal modernisation with scope to extend (stpp), being situated in a pleasant village location with far reaching views.

For Sale By Private Treaty

Guide Price: £300,000



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. 2 miles into the village. The property can be found on the left hand side at the end of the village, indicated by our 'for sale' board. What3words: ///trend.filled.disposal



Accommodation

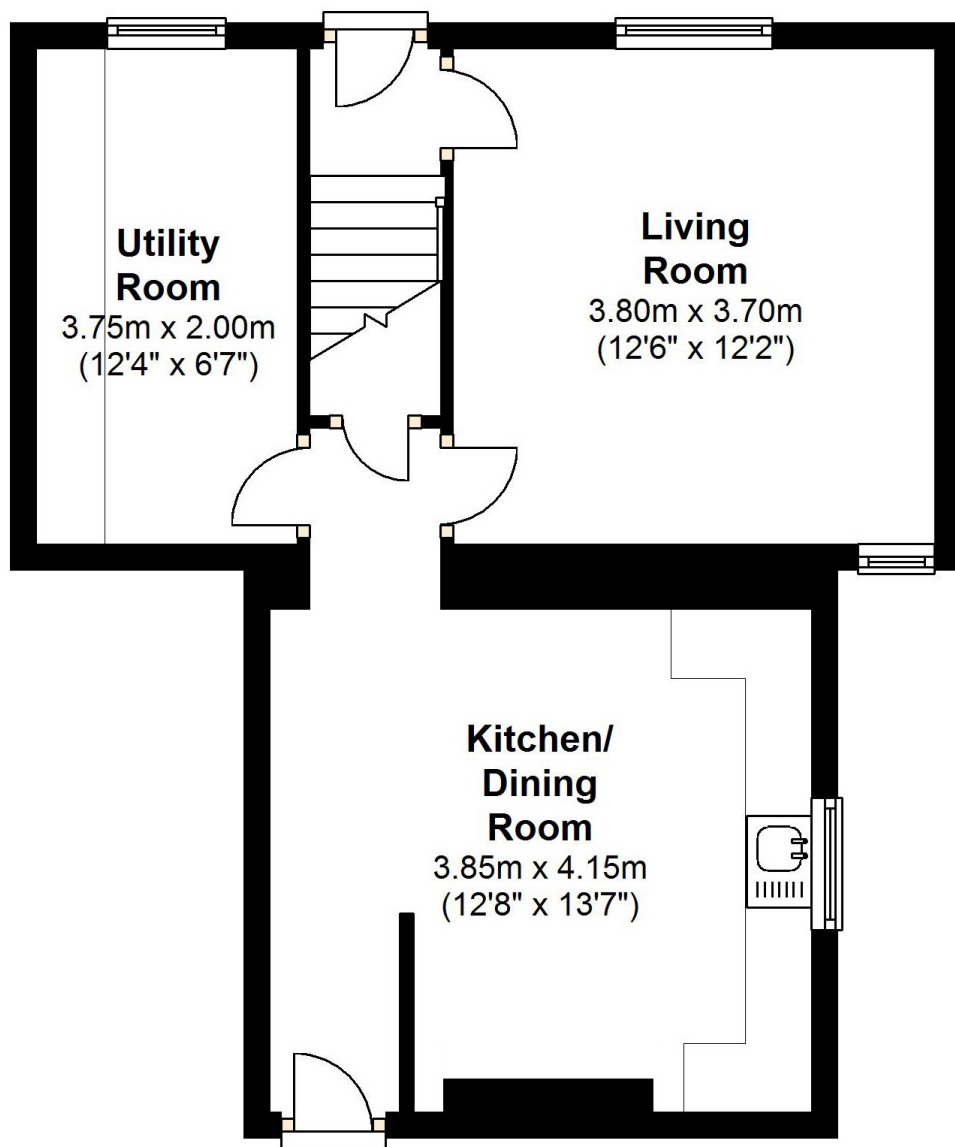
The property presents a charming, stone-built semi-detached dwelling boasting a generous plot with outbuildings and gardens adjoining. Accommodation spreads across two floors, and would benefit from some modernisation, but offers spacious family living areas with ample room to extend should one wish (subject to the necessary planning consent).

Entering through the front door into a hallway area, with access through into the living room with views across the front garden. The dining kitchen locates to the rear of the cottage, with an external door to the driveway, and fitted units running along one side upon an original tiled floor. A useful utility space sits off the hallway with further fitted units for storage. The first floor presents three good-sized bedrooms, one boasting a built-in storage cupboard. A family bathroom hosts a bath with shower over, a w/c, and a basin.



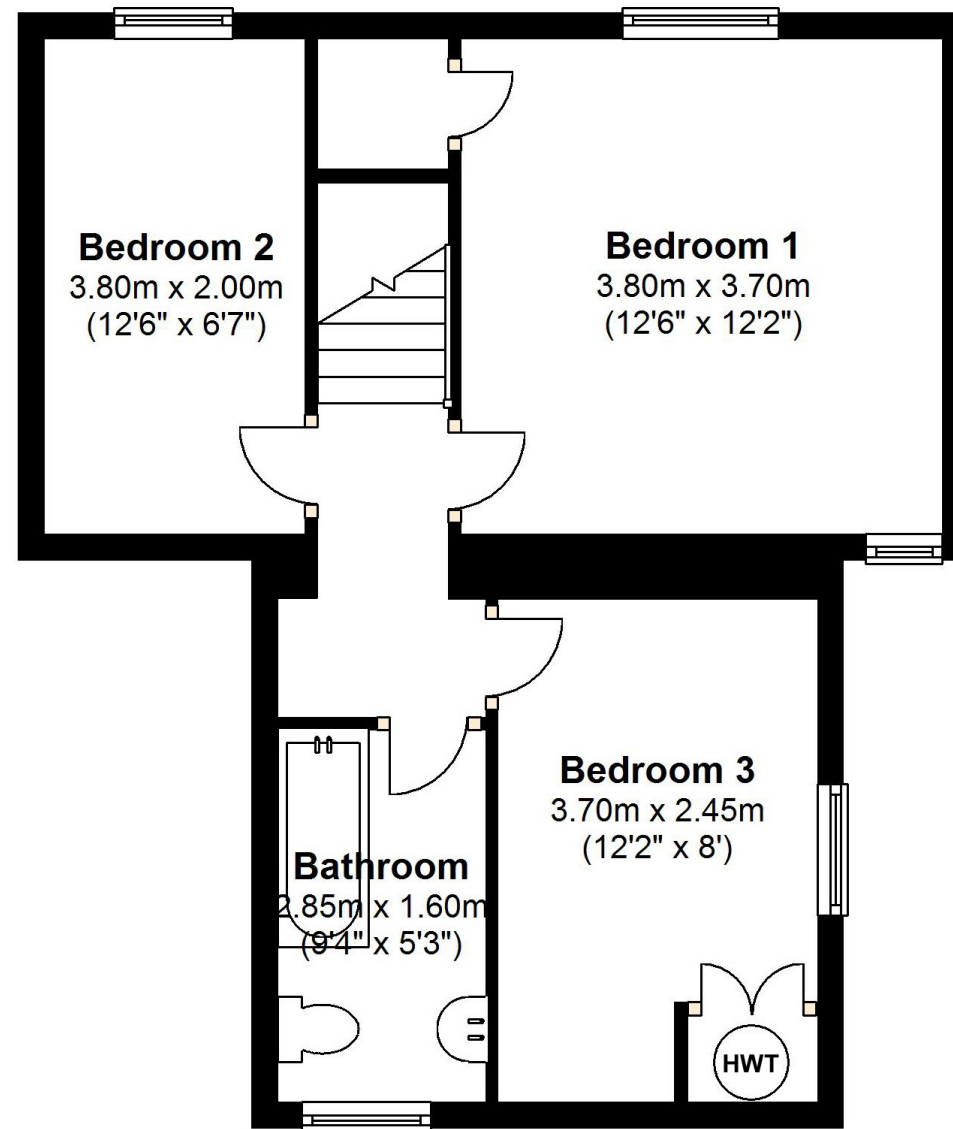
Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.1 sq. feet)

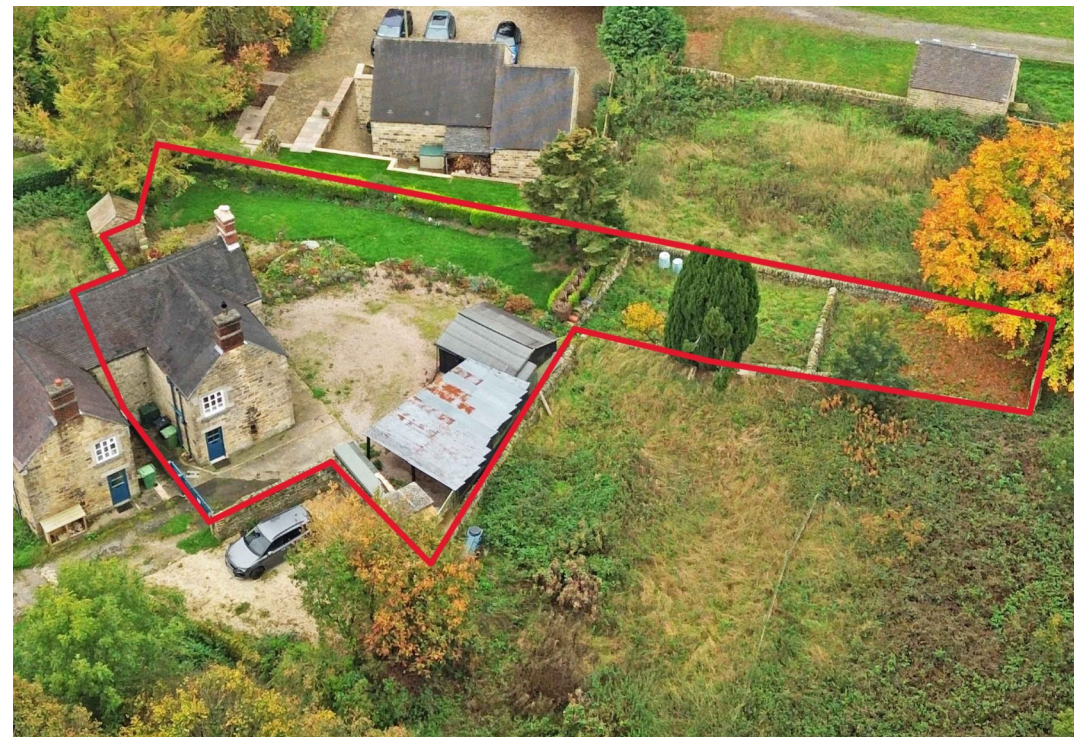
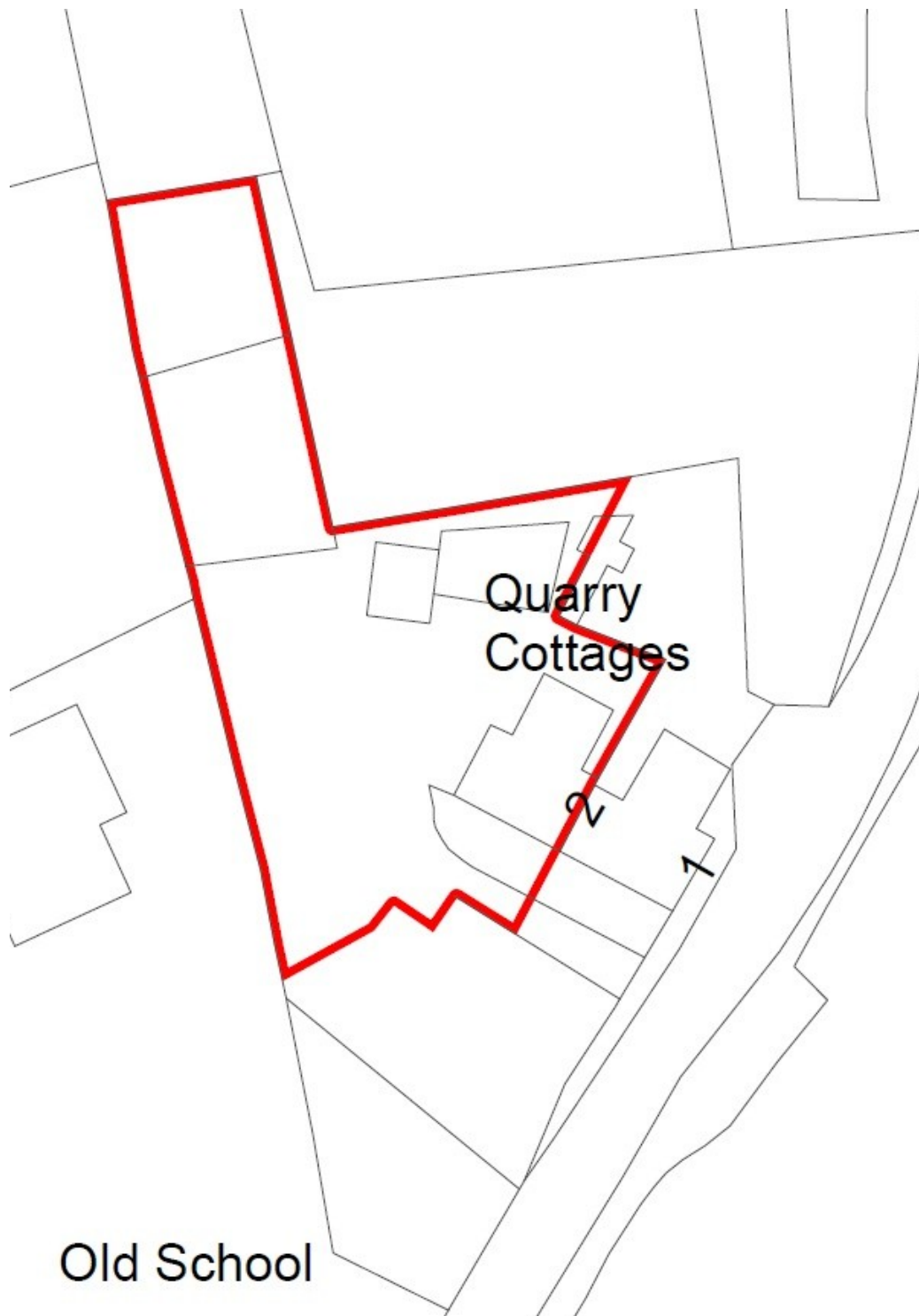


Total area: approx. 84.4 sq. metres (908.4 sq. feet)
For illustration purposes only - not to scale

Externally

With a spacious plot of approx. 0.20 acres the property boasts extensive cottage gardens bounded by dry stone walling. The gardens offer pleasant lawned areas, with a rockery, and a range of mature trees and shrubbery to the perimeters allowing ample space for those seeking the 'country lifestyle' to enjoy. A gated driveway gives entrance to a yard area providing private parking for multiple vehicles. A number of small outbuildings locate within the yard area, offering a small range of timber stores and garages perfect for those who wish to have general storage, workshop areas, or gardening areas.





General Information

Services:

The property benefits from mains electricity and water, with oil fired central heating and a shared septic tank, a shared maintenance cost will apply.

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.

Sporting, Timber and Mineral rights:

Sporting and Timber rights are included, Mineral rights are not 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. There are shared maintenance costs for the driveway with the neighbouring property.

Method of Sale:

The property is offered for sale by private treaty.

Vendor's Solicitors:

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

Local Authority:

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

Council Tax Band – C

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.





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