

Milford Farm Cottage

Bakewell

BAGSHAWS EST 1871
Land • Property • Livestock

Milford Farm Cottage

Milford

Bakewell

DE45 1DX

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Milford Farm Cottage is an exceptionally well presented, stone built detached cottage. Boasting three spacious bedrooms, an attractive kitchen diner and character features throughout. An enclosed private garden externally with off road parking spaces, the property would be ideal for Holiday letting or owner occupation.

Milford Farm Cottage should be viewed, to fully appreciate the standard of accommodation on offer.

Guide Price

£625,000

Bakewell Office - 01629 812777

bakewell@bagshaws.com





Location

The property sits prominently within the sought-after market town of Bakewell within Peak District National Park. Bakewell has a comprehensive range of facilities including highly regarded secondary school. The city of Sheffield is within a 30 mile commute. The local area offers excellent opportunities for walkers, climbers, cyclists and outdoor enthusiasts alike with a vast network of footpaths and trails in close proximity.



Ground Floor

Character features are found throughout the ground floor, including exposed beams, sash windows and attractive fireplaces. This floor hosts the spacious and very well maintained kitchen diner with intergrated appliances, the living room with focal point being the fireplace with multifuel stove and sitting room, utility area and downstairs w/c. The space is flexible and could be configured to suit a variety of purposes.





First Floor

The staircase rises from the sitting room, onto a spacious landing and study area which provides access to the shower room and three bedrooms, the principal having an attractive, modern en suite facility.

This property has been well designed throughout and provides a luxurious, simple style, complementing the character of the house.

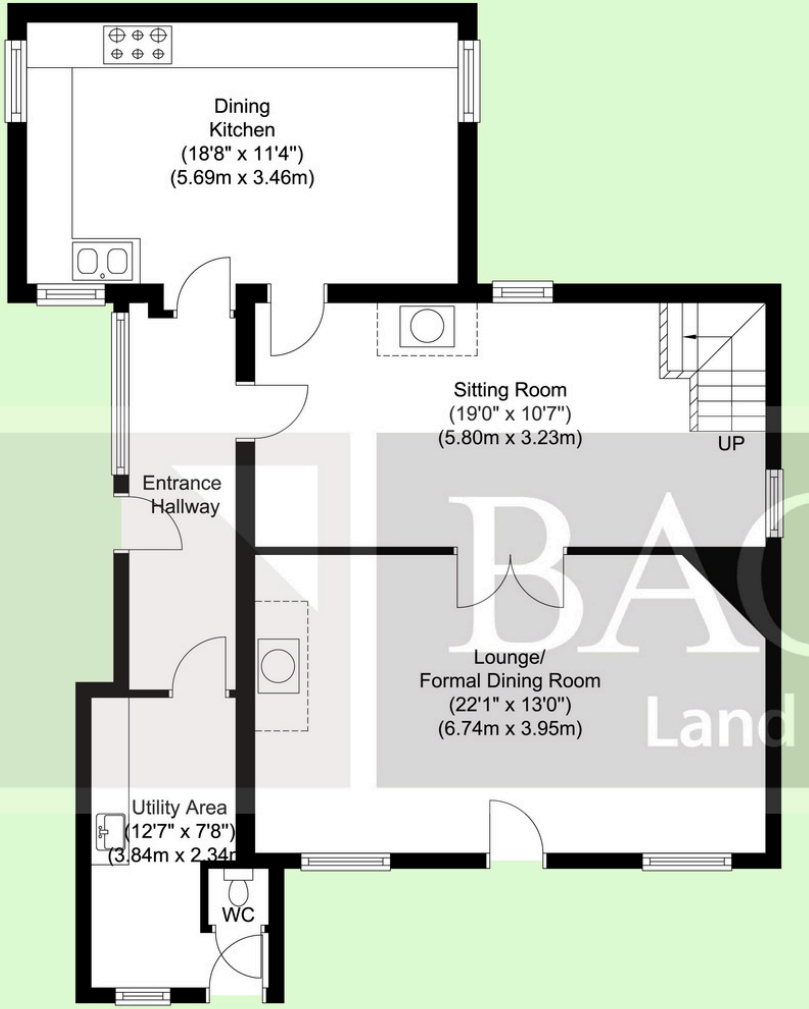




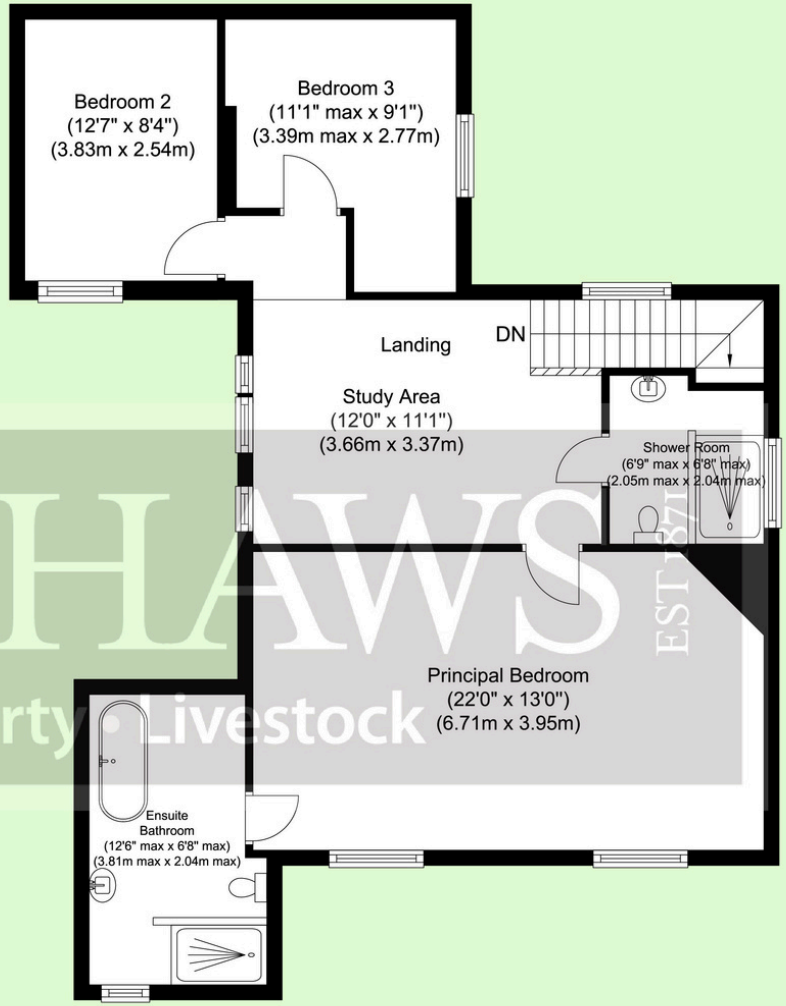




Ground Floor



First Floor



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Milford Farm Cottage, Milford, Bakewell DE45 1DX

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

The property benefits from an enclosed, private garden with a patio area ideal for al fresco dining and a lawn, with mature trees and shrubs to the boundary.
The front of the property has off road parking for up to three vehicles.







General Information

Directions:
Travelling north on the A6 from Bakewell, off the town centre roundabout towards Buxton, travel for approximatley 300m before turning right onto Mill St then left over the bridge onto Milford, immediately left again where the property will sit on the right hand side, as indicated by our For Sale board.

Services:
The property benefits from all mains services.

Tenure and Possession:
The dwelling is sold freehold with vacant possession upon completion.

Viewing:
Strictly through appointment only, with the viewing agent - Bagshaws, Bakewell.

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 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 by Private treaty.

Vendor's Solicitors:
TBC

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

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.

EPC: TBC

Council Tax Band: F

Parking:
Parking is currently on the Driveway.

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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