



Windermere

Bath Lane, Ashover

Windermere
Bath Lane
Ashover
Chesterfield
Derbyshire S45 0LG



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4.90 ac



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The sale of an secluded detached three-bedroom property, together with a range of traditional stone-built outbuildings, with surrounding gardens and paddocks all totalling approximately 4.90 acres. The property requires some internal modernisation but has been well-maintained, offering a rural property in a pleasant position perfect for those with equestrian and/or hobby farming interests.

For sale by Private Treaty.

Guide Price: £695,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is situated in a secluded rural position, yet boasting great accessibility to nearby towns, just on the edge of the Peak District National Park. With good transport links, the property is within close proximity to a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations; Matlock (4.1 miles), Chesterfield (5.3 miles), and Bakewell (10.3 miles). The cities of Sheffield, Derby and Nottingham are within an hours commute, each offering train stations to further a field locations. There are many nearby local walks, bridleways, trails and beauty spots in the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

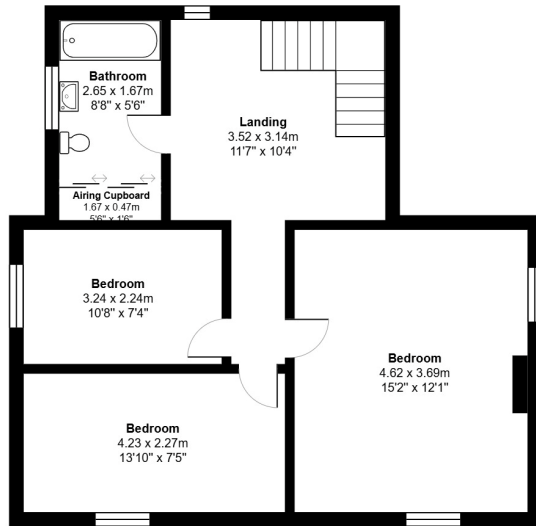


Dwelling

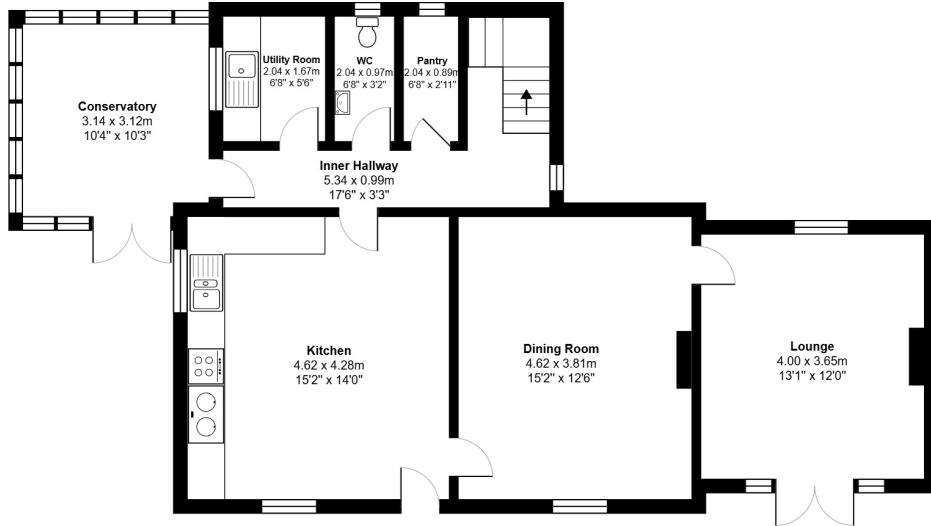
The sale of Windermere presents a unique opportunity to acquire a traditional detached dwelling in a highly sought-after location, with spacious accommodation across two floors, perfectly suited for family living. Internally, the dwelling would benefit from some sympathetic modernising and updating but allows a purchaser to renovate to their own personal taste.

The ground floor offers entrance into a generously-sized dining kitchen, through to a dining room, with further access into a lounge with external patio doors. An inner hallway presents access to a useful utility room, a pantry offering storage, a cloakroom with w.c, and a pleasant conservatory. Climbing to the first floor, the dwelling presents three good-sized double bedrooms, a wide landing lending itself to a study or reading area, and a family bathroom hosting a bath with basin, w.c, and an airing cupboard.



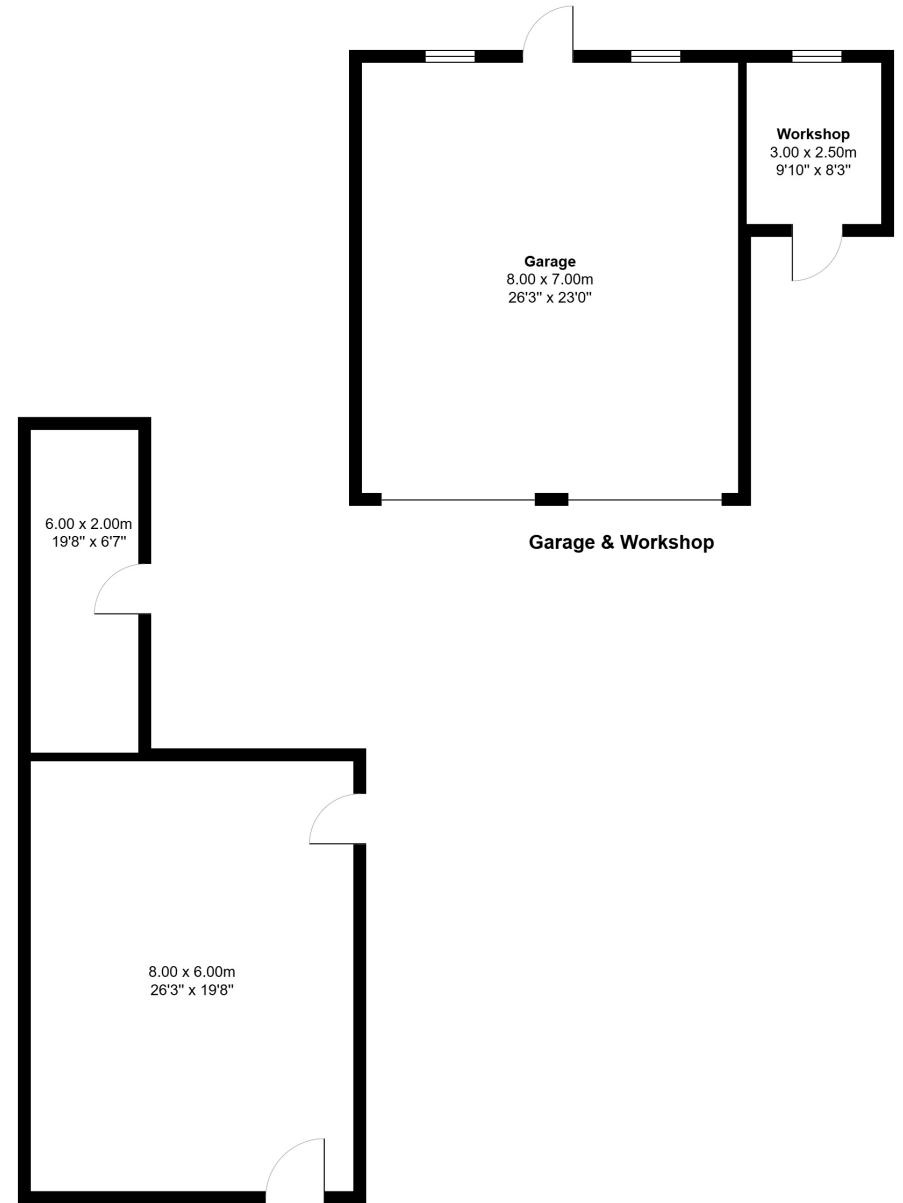


First Floor



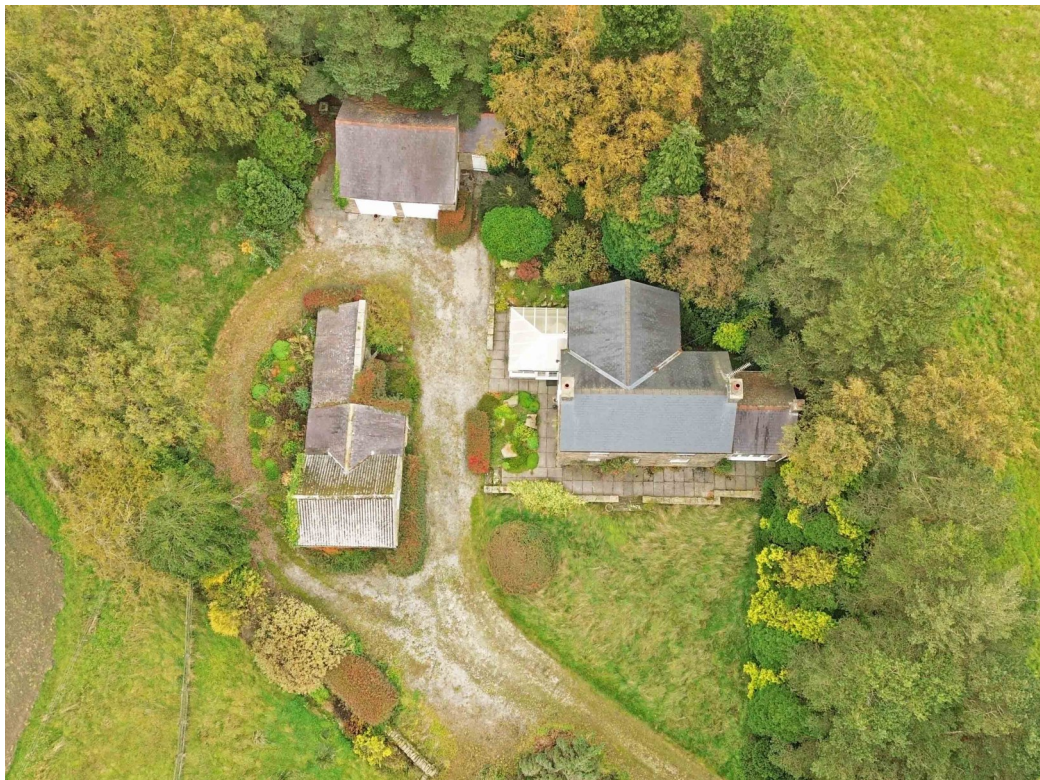
Ground Floor

All measurements are approximate and for display purposes only



Outbuildings

All measurements are approximate and for display purposes only



Externally

The property is pleasantly set-back away from the roadside, with a gated driveway giving entrance into a spacious yard area providing much parking for multiple vehicles with good access into the garage and outbuildings. Impressive lawned gardens and patio areas wrap around the dwelling, perfect for those who are green fingered, including planted borders, a rockery, and separate orchard and attractive pond area. A perimeter of mature trees offers a degree of privacy, with pleasant countryside outlooks.

Outbuildings and Land

Within the yard area, the property offers a range of stone-built outbuildings with huge potential for conversion whether that be for holiday or annexed accommodation to provide an ancillary living space, subject to all the necessary planning consents. Alternatively, the outbuildings provide opportunity to house small livestock, horses and/or be utilised as a workshop/general storage etc. A useful double garage presents a further outbuilding offering undercover parking and/or storage, with a small workshop to the side.

The land at the property comprises a paddock laying flat, locating to the west of the dwelling, suitable for grazing of small livestock and/or horses and mowing. The paddock is all down to grassland in good heart, bounded by dry stone walling and hedgerow, and of manageable acreage suiting those with hobby farming/equestrian interests, and who are seeking the amenity aspects of life. Conveniently, the land benefits from roadside access and access from the driveway.



General Information

Directions:

From the village of Ashover, head northwest on Ashover Road B6036 into the village of Kelstedge. At the junction, turn right onto Matlock Road A632 signposted for Chesterfield. Follow the road for approximately 0.5 miles, before turning right onto Hut Lane. Follow the lane to the end, turning left at the junction onto Bath Lane, the property can be found approx. 400 yards along Bath Lane on the left hand side, and indicated by our 'For Sale' board.

What3Words: ///provoking. Provider.available

Services:

The property benefits from mains electricity, with a private water supply and drainage.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email Bakewell@bagshaws.com.

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.

Structural Condition:

We believe the property has some structural movement and are unaware whether this is historic or recent. No surveys have been undertaken, and buyers should make their own enquiries and satisfy themselves with regards to this.

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.

Council Tax Band: E **EPC:** F

Method of Sale:

The property is offered for sale by Private Treaty.

Local Authority:

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

Sporting, Timber and Mineral Rights:

The sporting and timber rights are included insofar as they exist. Mineral rights are not included.

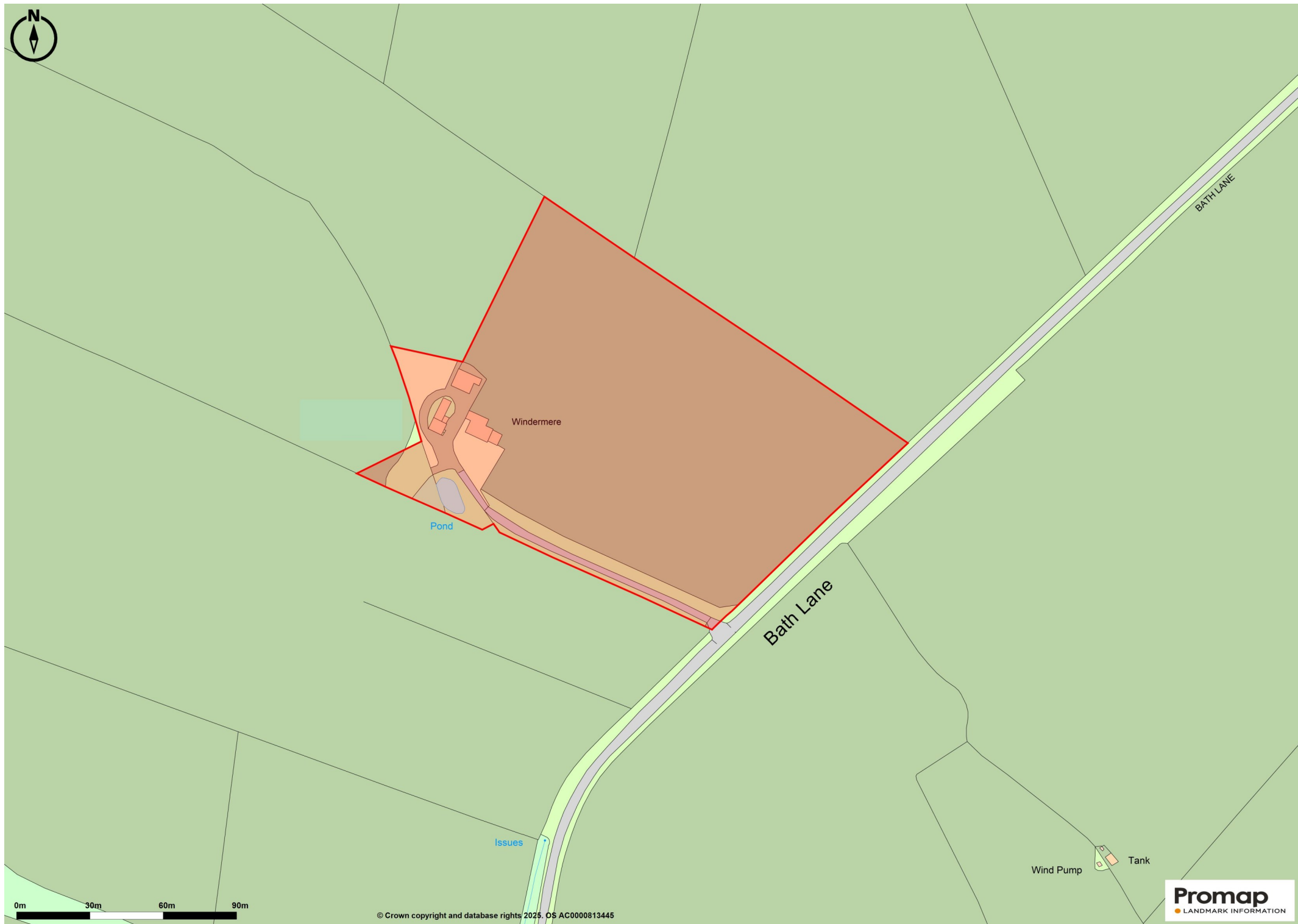
Vendor's Solicitors:

Kieran Clarke Green Solicitors, 36 Clarence Rd, Chesterfield, Derbyshire S40 1XB

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





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