



Royal Oak Cottage Brassington

Royal Oak Cottage
22 Well Street
Brassington
Derbyshire DE4 4HJ



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An attractive, stone-built end-of-terrace cottage, boasting a sought-after central village location nearby to a range of amenities. The cottage offers spacious accommodation across three floors, finished to a high standard, with a rear patio area - perfectly to those suiting village life or seeking holiday accommodation.

For Sale By Private Treaty.

Guide Price: £399,950



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property sits prominently within the sought-after rural village of Brassington, on the edge of the Peak District National Park. The village benefits from having an array of local amenities most of which are within walking distance from the property including country pubs, a church, playground and primary school. Brassington benefits from being only 5.3 miles from the popular neighbouring town of Wirksworth, 7.1 miles from the town of Ashbourne, 8.3 miles from the town of Matlock, and 11.3 miles from the town of Bakewell, all of which offer a comprehensive range of facilities. The cities of Derby, Sheffield and Nottingham are each within a 30 miles 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.



Accommodation

The cottage provides characterful accommodation across three floors, with exposed timber beams and masonry adding a 'rural' flare to the tasteful interiors. The ground floor presents open-plan living, with a kitchen diner to one end offering fitted units and dining space, open to a living area with feature fireplace. The living area offers a stairwell up to the first floor with a spacious landing area, presenting two double bedrooms, a versatile snug with built-in storage areas, and a modern fitted family bathroom hosting a bath with shower over, w/c, and basin. The second floor presents two further double bedrooms, with an adjacent shower room.

The property layout is flexible, depending on the purchasers needs and arrangements, and has been finished to a very high, tasteful standard with quality fittings.

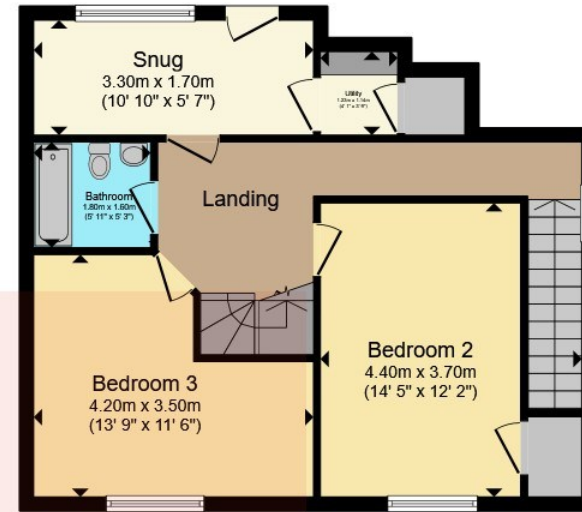
Externally

The cottage benefits from a rear courtyard area, accessed from the first floor snug, with patio space to enjoy outside dining and seating in the summer months. The patio presents space to keep potted shrubbery and flowers, and has been well-maintained.

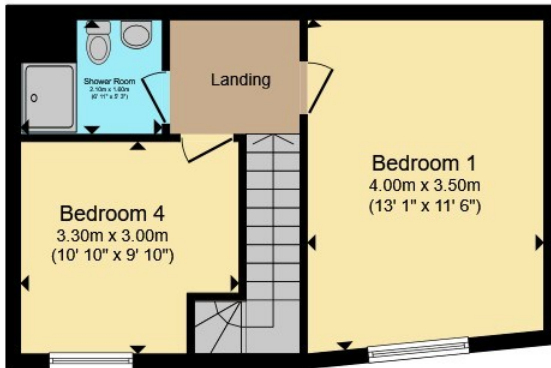




Ground Floor



First Floor



Second Floor

Total floor area 132.7 m² (1,429 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

General Information

Directions:

What3Words//coupler.dugouts.damage

Services:

The property benefits from mains electricity, water, and drainage.

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, Timber and mineral rights are included as far as they exist.

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 for sale by private treaty.

Local Authority:

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

Council Tax Band – The property is currently registered for business rates.

EPC Rating – F

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.





Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T: 01629 812777

E: Bakewell@bagshaws.com

www.bagshaws.com

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Ashbourne	01335 342201
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