



# Woodside Cottage Cressbrook

## Woodside Cottage

Cressbrook

Derbyshire

SK17 8SY



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0.97 ac

A delightful opportunity to purchase an attractive two bedroom semi-detached cottage set within approximately 0.97 acres of gardens together with various garden stores . The property offers pleasant accommodation, boasting countryside views across the valley.

**For Sale By Private Treaty**

**Guide Price: £350,000**



Bakewell Office - 01629 812777



bakewell@bagshaws.com

### Location:

Cressbrook and the surrounding area is a sought-after location, situated in the heart of the Peak District National Park, boasting a peaceful rural setting with far-reaching and picturesque views across the valley. The property remains accessible to a range of popular towns and villages, where amenities and further transport link can be found, including; Tideswell to the north (3.0 miles), Bakewell to the southeast (4.3 miles), Chapel-en-le-Frith to the northwest (10.1 miles), and Buxton to the west (10.9 miles). The city of Sheffield locates just 20 miles to the northeast, offering a wider range of services. There are also many nearby local walks, bridleways, trails and beauty spots in the surrounding area , excellent for those who enjoy the outdoors.

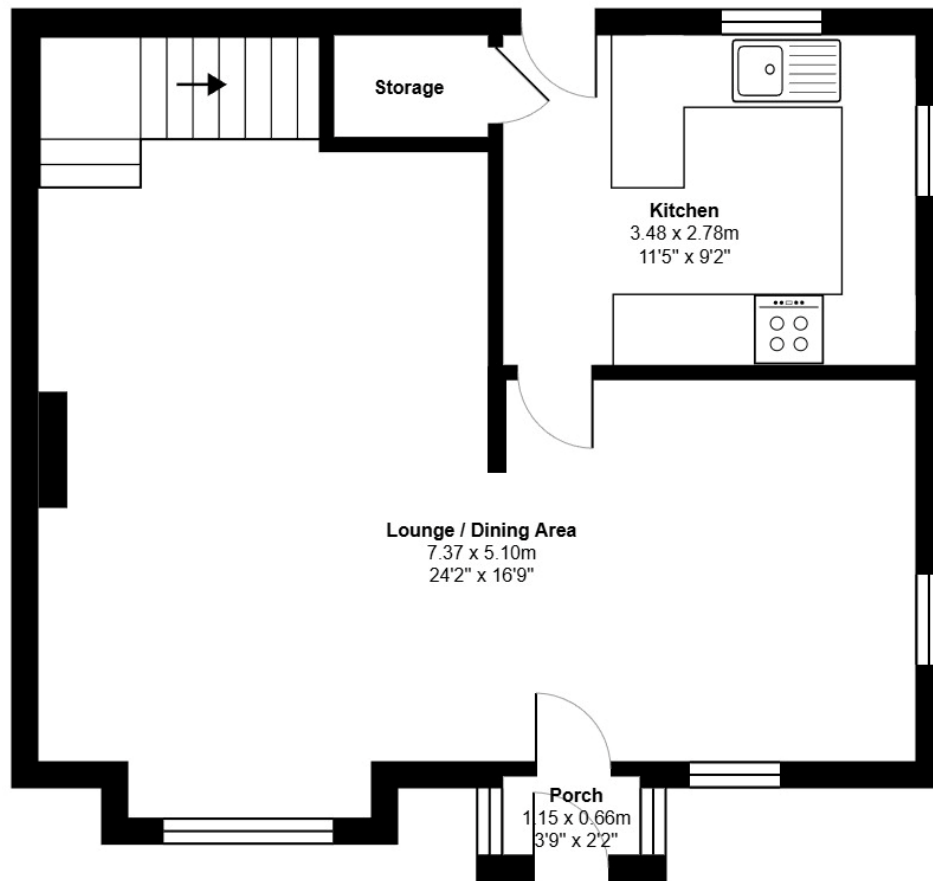


# Accommodation

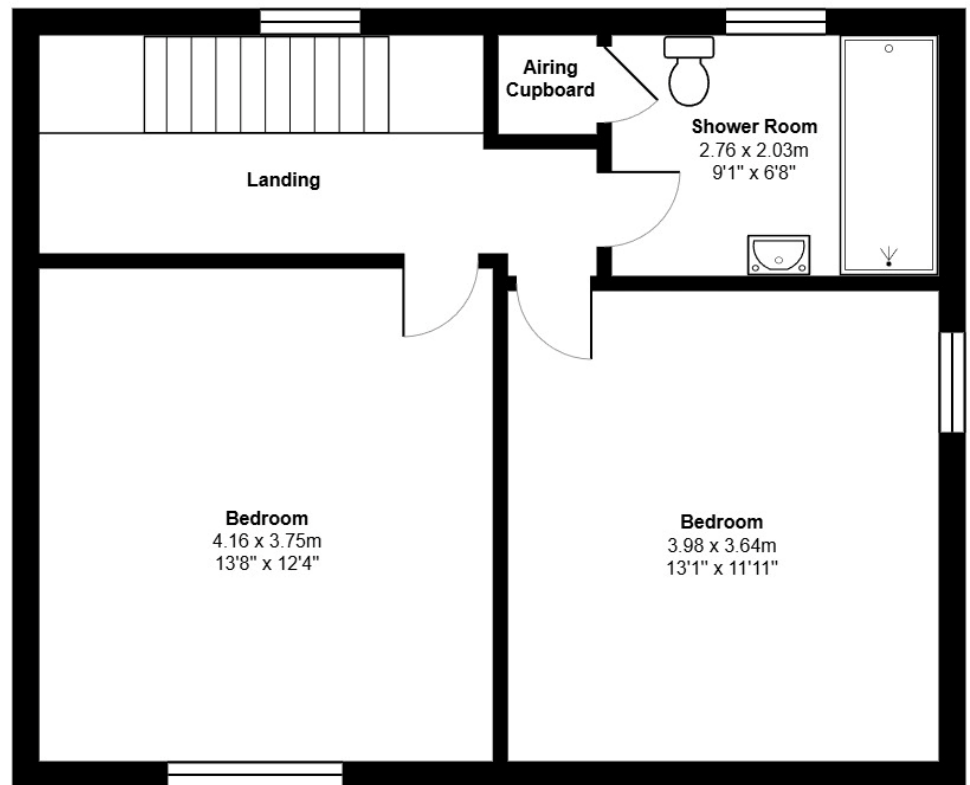
The property presents a charming, traditional semi-detached cottage boasting original features that have been maintained in good order, in a rural village setting. Accommodation spreads across two floors, offering pleasant family-living areas, with interiors that would benefit from some modernisation that would allow a purchaser to put their own stamp on the property. The cottage presents great opportunity to extend, should one wish, subject to the necessary planning consents.

The front porch gives entrance into an open-plan lounge and dining area, with a feature fireplace and dual aspect windows making the room a bright space, offering pleasant views across the gardens and countryside beyond. A kitchen offers fitted units, with a rear external door and a useful store cupboard/pantry. The first floor presents two good-sized double bedrooms, each offering built-in wardrobes, and views overlooking the valley. A shower room offers modern fittings, with a walk-in shower, basin and w/c, whilst the landing offers a generous space suitable for an office or study.





**Ground Floor**

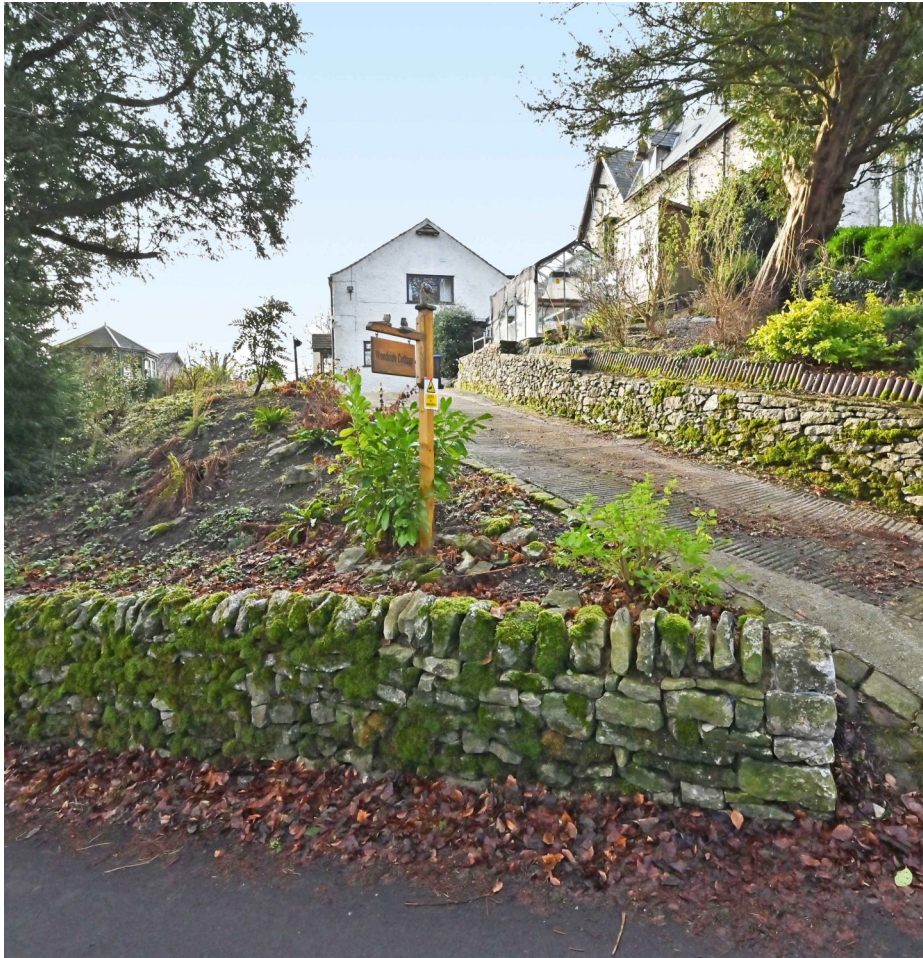


**First Floor**

All measurements are approximate and for display purposes only

# Externally

With a spacious plot of approx. 0.97 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 driveway provides private parking for multiple vehicles, and a number of small garden stores, a greenhouse, and a summer house offer great spaces perfect for those who wish to have general storage, or gardening areas.





Dale  
Ways

(um)

40

26 to 27

0m 5m 10m 15m

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# General Information

## Directions:

From Bakewell town centre, head northwest along the A6 Ashford Road for approx. 1.3 miles. Turn right, signposted for Ashford-in-the-Water, onto the A6020 before turning left onto Greaves Lane into the village. Take the first right onto B6465, signposted for Monsal Head, and continue straight for approx. 1.4 miles. At the Monsal Head Hotel, turn left and follow the lane for approx. 1.4 miles heading into the village of Cressbrook. Turn right opposite the turning for Cressbrook Hall, and follow the lane for approx. 150 yards, the property can be found on the left hand side indicated by our 'For Sale' board. What3words: ///structure.Stadium.climber

## Services:

The property benefits from mains electricity, water, and drainage, with oil fired central heating.

## 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. The neighbouring property has a pedestrian right-of-way through the garden.

## Method of Sale:

The property is offered for sale by private treaty.

## Vendor's Solicitors:

Franklin & Co Solicitors, Town Hall Chambers, Anchor Square, Bakewell, Derbyshire DE45 1DR

## Local Authority:

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

## Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

## Council Tax Band – D EPC Rating – F

## Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

## 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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