



49 Station Road
West Hallam



**49 Station Road
West Hallam
Ilkeston
Derbyshire
DE7 6GW**



3+1



3+1



2+1



C + C



3.50 ac

An exciting opportunity to acquire a smallholding in a popular village location with great commutability, briefly the property comprises a detached three-bedroom dwelling, a detached one-bedroom holiday cottage, various small outbuildings together with surrounding gardens and paddocks all extending to approximately 3.50 acres (1.42 hectares). The property enjoys a private position whilst offering the convenience of amenities close-by, perfect for those with hobby farming and/or equestrian interests.

For sale by Private Treaty.

Guide Price: £1,250,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





49 Station House

Location:

The property situates in a private position, nestled within the popular village of West Hallam, boasting great commutability and accessibility to a wide range of amenities whilst boasting rural views. The neighbouring towns of Ilkeston (4.2 miles), Heanor (5.1 miles), and Belper (7.3 miles), each provide a broad range of amenities including primary and secondary schools, doctors surgeries, post offices, high street shops, public houses, supermarkets and fuel stations. The city of Derby locates just 8 miles to the southwest whilst Nottingham sits just 11.3 miles to the east, each providing further amenities and transport links. Despite its easy access for commuters to nearby districts it is immediately surrounded by open countryside to the west providing attractive, rural outlooks.

Description:

The sale of 49 Station Road presents a unique opportunity to acquire a village property in a highly accessible area with the benefit of a spacious plot and a desirable acreage. The property briefly comprises a three double bedroom detached dwelling designed by the present owners, together with a one bedroom detached holiday cottage, a small range of garages and outbuildings, extensive gardens and paddocks all together totalling approximately 3.50 acres.

The property will suit those with smallholder, equestrian and/or amenity interests who wish to remain nearby to towns and amenities, with the added bonus of ancillary accommodation.

Directions:

From Ilkeston town centre, head west along the A609 Derby Road and follow the road out of town. Continue along the A609 for approx. 2.7 miles, before turning left at the crossroads onto Station Road into the village of West Hallam. The property can be found approx. 400 yards down Station Road on the right hand side, indicated by our 'For Sale' board, with the driveway running between two houses. What3Words/////patting.hound.prominent

Accommodation - The House

The property offers an attractive, brick-built dormer bungalow with accommodation spread across two floors, perfectly suited to family living with tasteful interiors having been maintained to a high standard. The living spaces are flexible, with bedrooms across both the ground and first floors, and offer bright rooms each with views across the gardens and paddock.

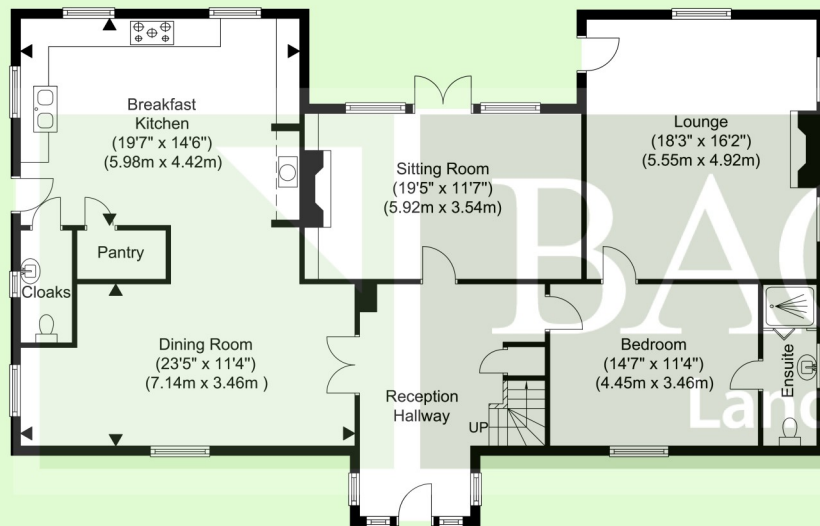
The ground floor presents offers a bright entrance hall displaying the galleried landing, through to a spacious dining kitchen with tasteful fitted units and a striking brick-surround feature fireplace. The open plan dining space from the kitchen gives further space for seating and entertaining. A pleasant sitting room locates off the hallway with patio doors opening into the garden and built-in shelving and cupboards for storage, whilst a second reception room offers a further living space. The ground floor presents a spacious double bedroom, complemented by an ensuite hosting a walk-in shower, basin and w/c. The first floor offers two further double bedrooms with useful built-in storage, and a family bathroom hosting a shower, air bath, basin, w.c, and bidet.

Externally

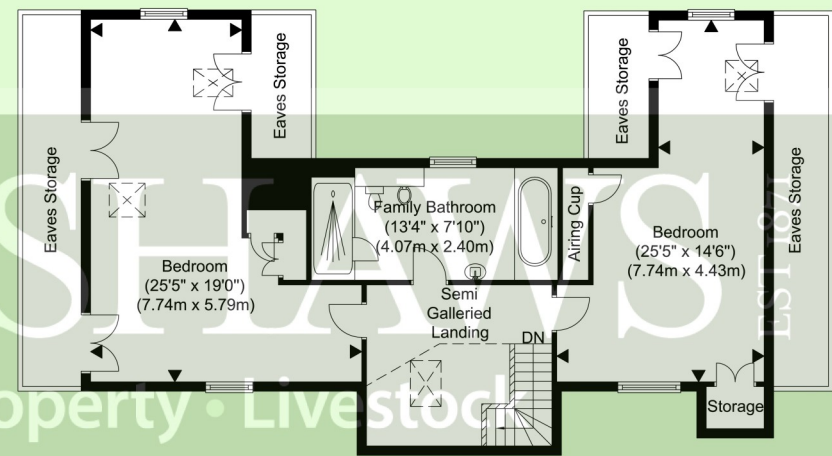
The property boasts extensive outdoor spaces to enjoy, with access from a private driveway giving entrance to a yard area providing parking for multiple vehicles. Impressive gardens lay to the front of the main dwelling, having been exceptionally well-maintained, offering a variety of colour with mature plants, trees and shrubbery—perfect for those who enjoy the amenity aspects of life. A pleasant patio area provides space for outside dining and seating, to the bottom of the garden there is a hot tub (included in the sale), all with views across the gardens and beyond.



Ground Floor



First Floor



49 Station Road, West Hallam DE7 6GW

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



Highfield Cottage

An attractive detached brick-built holiday cottage/annex providing accommodation across two floors, briefly comprising; a bright and spacious open plan living and kitchen area with external patio doors, and upon the first floor a good-sized double bedroom offering a dressing area, and a family bathroom hosting a bath with shower over, a basin and w/c. Externally, Highfield Cottage boasts a private patio area and lawned cottage gardens separate from the main dwelling to offer a peaceful area for holiday guests to enjoy. The driveway also provides plentiful parking for both the main dwelling and Highfield Cottage. Whilst the cottage is currently utilised as holiday accommodation, it would suit those seeking annexed accommodation for elderly/extended family members. The holiday let currently has an excellent rating of 4.9/5 stars on AirB&B, should a buyer wish to continue the letting. The cottage will be sold fully furnished.

Outbuildings and Land

A small range of outbuilding scatter across the plot, each flexible in their uses, briefly comprising general garages, workshops, garden stores, and a pole barn currently offering loose housing and a log store. There is ample space to erect further buildings or stabling should one wish, subject to planning consent.

Despite its village location, the property is secluded with a rural outlook across adjoining paddocks which wrap around the dwelling, all down to permanent pasture suitable for grazing of livestock and/or horses. The land is in good heart, divided into multiple paddocks, a perfect acreage for those with hobby farming, equestrian, horticultural or amenity interests.







General Information

Services:

It is understood that the property is connected to all mains services. There is a gas fired central heating system and a log burner in the dining kitchen.

Tenure and Possession:

The property is sold freehold, with vacant possession granted 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.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Council Tax Band: F

EPC Rating: 49 Station Rd : C The Cottage: C

Local Authority:

Erewash Borough Council, Town Hall, Wharncliffe Rd, Ilkeston, Derbyshire DE7 5RP

Vendor's Solicitors:

Lovedays solicitors, 6 St Johns Street, Wirksworth, DE4 4DR. Contact Richard Horton.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Method of Sale:

The property is for sale by Private Treaty.

Broadband Connectivity:

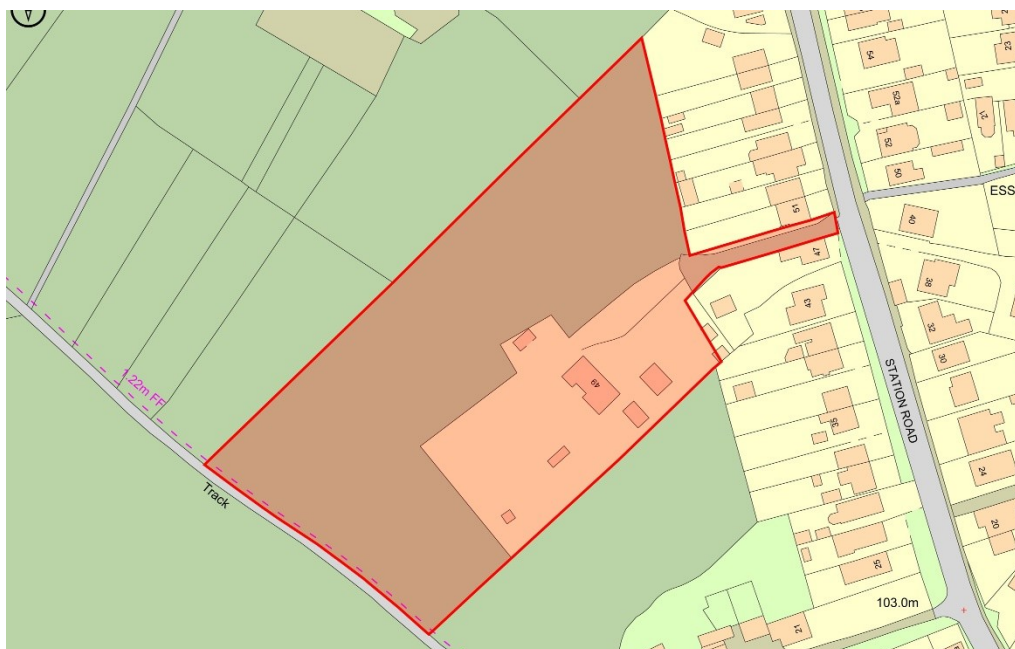
It is understood that the property benefits from a good broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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 location.

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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