Geroldene, Taddington

BAGSHAWS
Land • Property • Livestock
EST 1871

Geroldene
Main Road
Taddington
Buxton
Derbyshire SK17 9TR

2	2	1	E

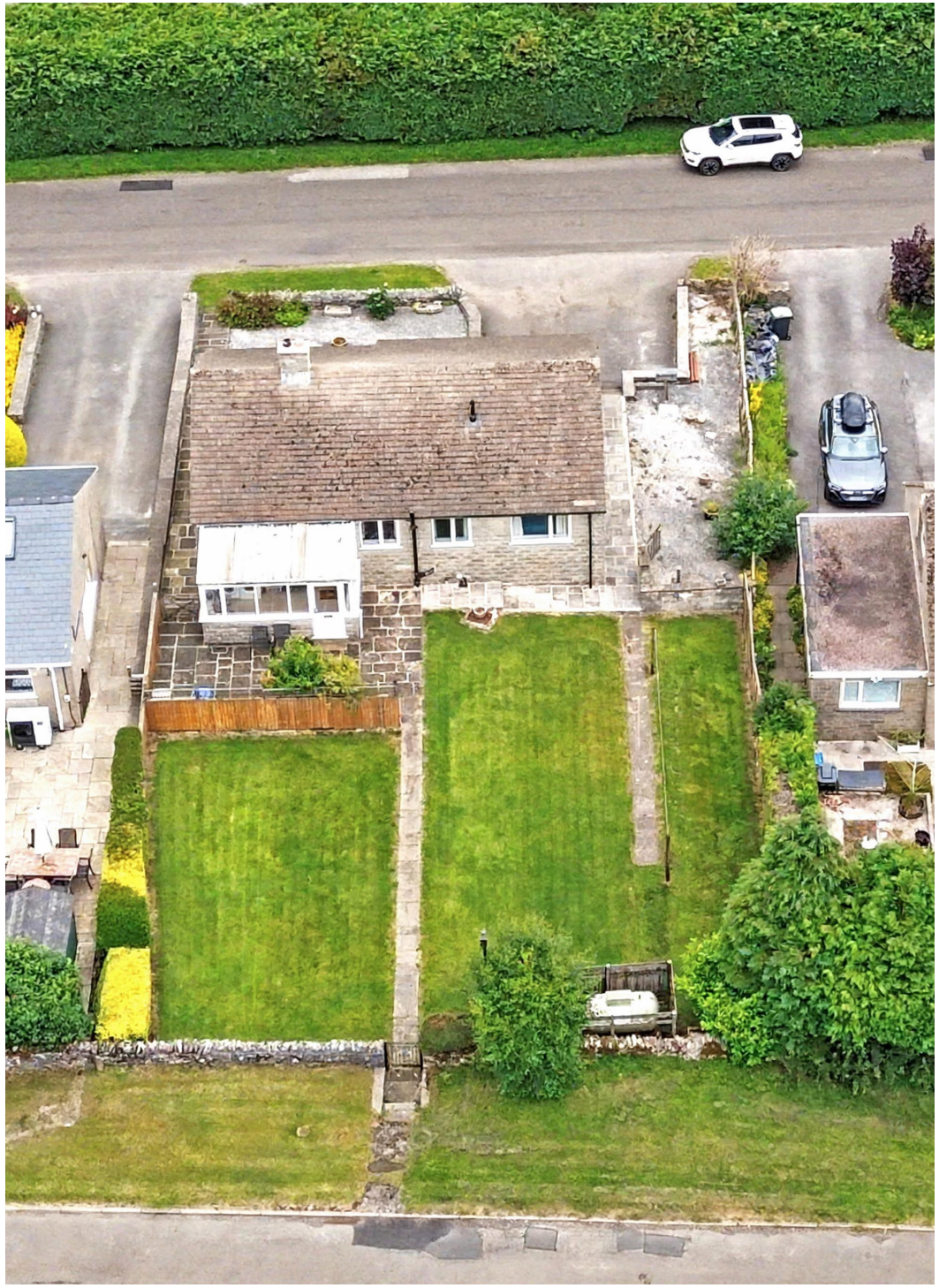
An exciting offering including a two bedroom bungalow in need of some internal modernisation, together with an integral garage and storage area, a spacious lawned garden, and off-road parking for multiple vehicles. The property boasts a rural position, in the heart of the Peak District National Park, whilst remaining nearby to good road links.

For Sale by Private Treaty

Guide Price: £300,000

Bakewell Office - 01629 812777

Bakewell@bagshaws.com



Geroldene

Location:

Geroldene is situated in the rural village of Taddington, within the Peak District National Park, surrounded by rolling Derbyshire countryside but with great accessibility onto the A6. Taddington offers a small range of village amenities including two well-regarded pubs, a primary school, and a Church. Nearby towns offer a wider range of facilities including supermarkets, high street shops, eateries, and secondary schools, these being; Bakewell to the east (6.2 miles), Buxton to the west (6.4 miles), and Chapel-en-le-Frith to the north (11.5 miles). There are many nearby local walks and beauty spots direct from the property and throughout the area. Whilst being rural, the cities of Sheffield and Derby are each within an hours commute respectively, offering further transport links and amenities.

Description:

The sale of Geroldene presents a fantastic opportunity, the property offers a two bedroom bungalow on a generous plot in need of some basic internal modernisation but with much potential, a useful integral garage and storage area to the lower ground floor, pleasant lawned gardens and patio areas, and a spacious driveway with off-road parking for multiple vehicles.

The property lends itself to those seeking rural village life with the convenience of the A6 being close-by for commutability, and offers the luxury of being nestled within the Peak District National Park.

Directions:

From Buxton town centre, head east on the A6 and continue for approx. 4.5 miles. Take the second right for Taddington Village and continue straight. The property can be found on the right hand side approx. 100 yards along, indicated by our 'For Sale' board.

What3Words///fits. Objective.truck

Accommodation

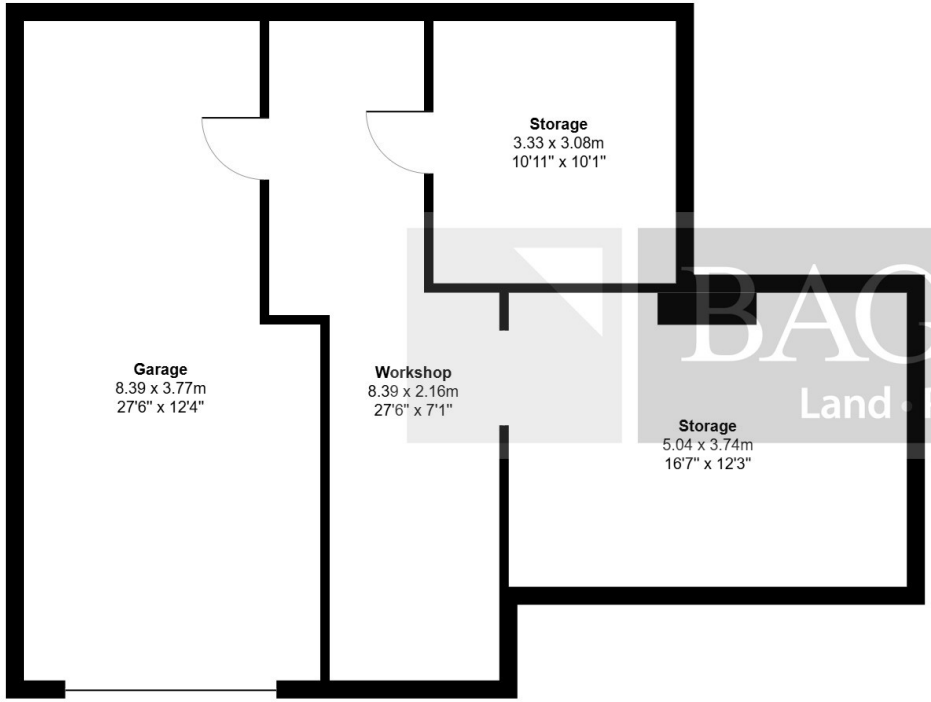
Geroldene presents a traditional, stone built bungalow requiring some internal modernisation, with living accommodation spread across one floor and ample opportunity to adapt and alter to a purchasers preference.

With entrance through a front door, the accommodation offers a good-sized entrance hall with access into a living dining area offers dual aspect views. The kitchen provides fitted units through to a rear garden room/conservatory with external access into the garden and patio space. The ground floor provides two double bedrooms, and a family bathroom hosting a shower, w/c, and basin.

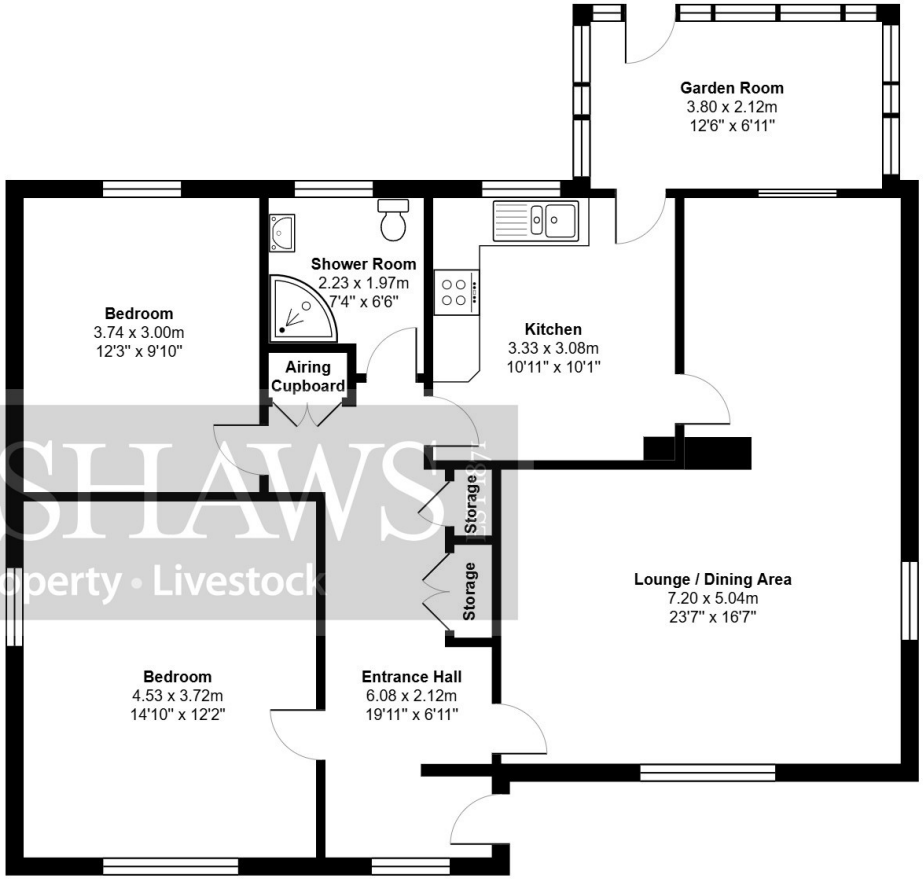
Externally

Geroldene offers a good-sized plot, with a front driveway providing space and off-road parking for multiple vehicles, with a dry-stone walled boundary. The property boasts lawned gardens to the rear, with pleasant patio areas providing space for outside seating and dining - giving a perfect space for those who are green-fingered and seeking the amenity aspects of country living to enjoy. To the front, the property offers a low-maintenance rockery area with access to the garage space.

The property boosts a garage and workshop to the rear with full head height. There are further workshop and storage rooms underneath the property with restricted head height but excellent an space with an internal staircase from the hallway.



Lower Ground Floor



Ground Floor

BAGSHAWS
Land • Property • Livestock

All measurements are approximate and for display purposes only

General Information

Services:

The property benefits from mains water, electricity, and drainage, with a gas fired central heating system.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

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: E **EPC Rating:** E

Local Planning Authority:

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

Local Authority:

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

Viewing:

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

Method of Sale:

The property is offered by Private Treaty.

Vendor's Solicitors:

Lovedays Solicitors, Bridge Street, Bakewell, DE45 1DS

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 web-site (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

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.

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

BAGSHAWS EST 1871
Land • Property • Livestock

The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH
T : 01629 812777
E : bakewell@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Leek	01538 383344
Uttoxeter	01889 562811

RICS CAAV rightmove OnTheMarket.com The Property Ombudsman tsi APPROVED CODE TRADINGSTANDARDS.UK