



Horseshoe House
Wessington

Horseshoe House

The Green
Wessington
Alfreton
DE55 6DQ



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An individually designed detached four-bedroom property, together with a garage, a spacious garden, and off-road parking for multiple vehicles. The property boasts a rural village position, in the heart of Wessington, whilst remaining nearby to good road links.

**For Sale by Public Auction at 3pm Monday 16th
November 2026 at the Agricultural Business
Centre, Bakewell, DE45 1AH
Unless sold prior.**

Guide Price: £395,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com



Location:

Horseshoe House is situated in the rural village of Wessington, surrounded by rolling Derbyshire countryside but with great accessibility onto the A615. Wessington 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; Alfreton to the east (4 miles), Matlock to the west (5 miles), and Chesterfield to the north (9.4 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 a commutable distance, offering further transport links and amenities.

Description:

The sale of Horseshoe House presents a fantastic opportunity, the property offers a four bedroom detached house on a generous plot, in good condition, a useful garage, pleasant sized 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 A615 being close-by for commutability, and offers the luxury of being near to the Peak District National Park.

Directions:

From Alfreton High Street, head towards Wessington and follow the road out of Alfreton towards the village. Continue for approximately 3 miles, following signs for Wessington. On entering the village, continue towards The Green and the property is located on the right hand side, indicated by our 'For Sale' board.

What3Words///apart.scoop.firming



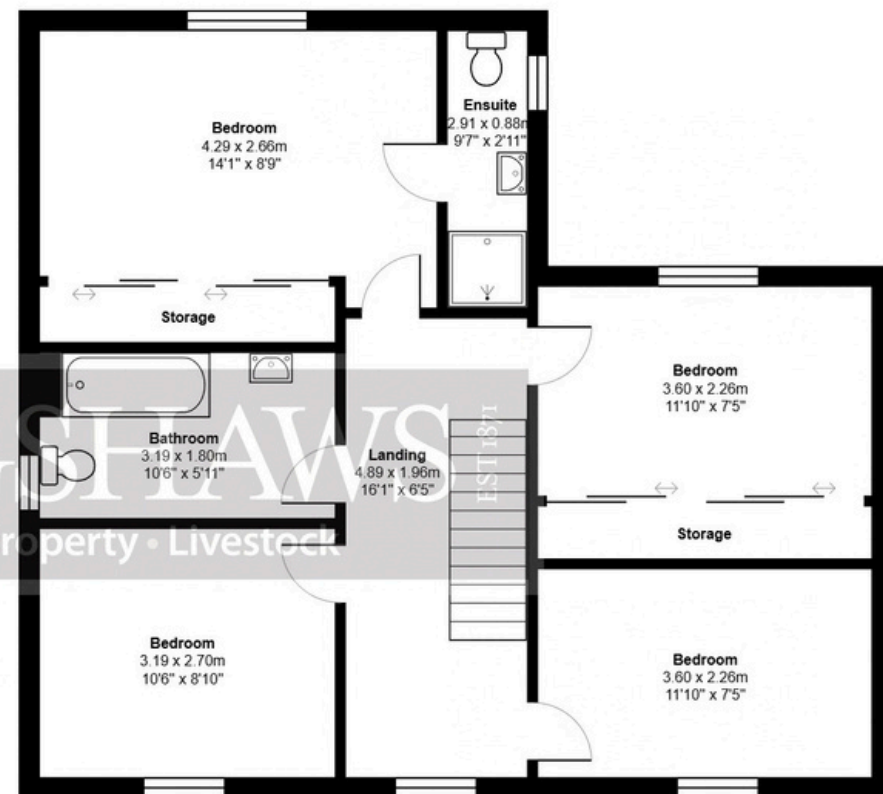
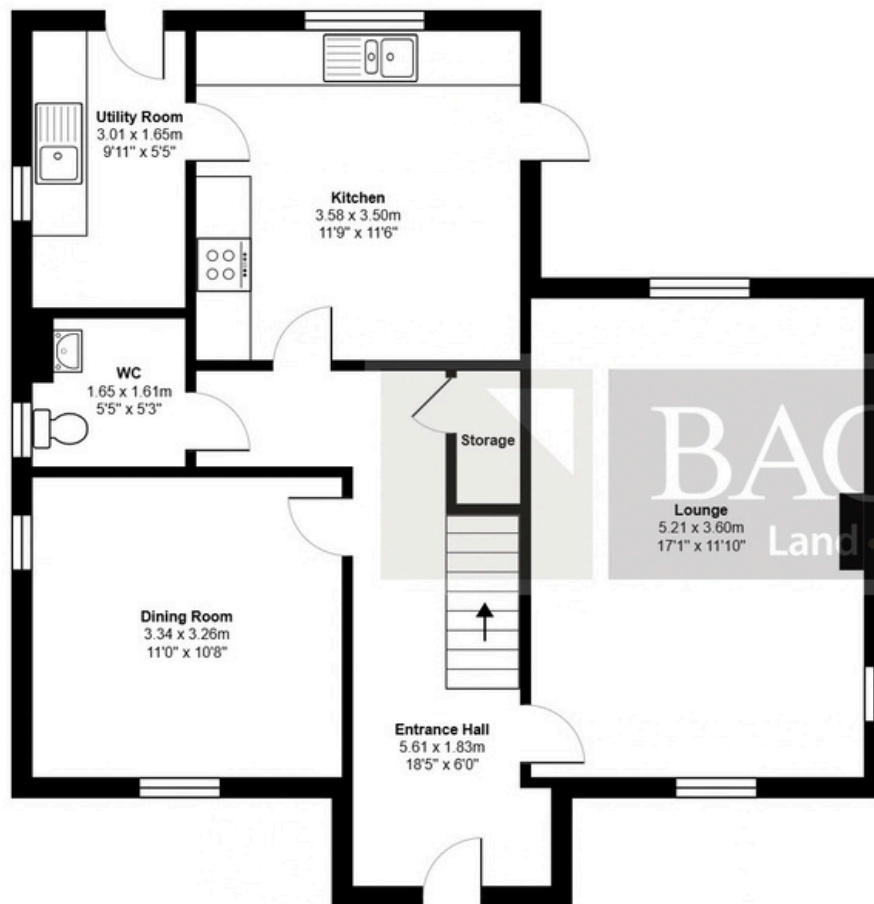
Accommodation

The property offers move in appeal and comprises a large entrance hallway, leading to a spacious **sitting room** with dual aspect windows and a wood burning stove, a separate **dining room**, a **dining kitchen** with fitted units and built in appliances, a useful **utility room** with fitted units with space for further appliances.

The staircase rises from the entrance hall where you can find a spacious **master bedroom** with an ensuite and fitted wardrobes. There are a further **three bedrooms**, the second bedroom having built in storage, together with a large **family bathroom**, equipped with a three piece bathroom suite.

This property has been well thought out and provides a lovely home, simple style with ample space for storage.





All measurements are approximate and for display purposes only

Externally

To the front of the property is low maintenance garden with stone wall boundary. The plot continues to the side and into the rear garden with walled boundary and gated access to the driveway. The garden is currently low maintenance but offers potential for a buyer to put their stamp on the garden. There is a separate garage to the rear which is attached to the neighbouring properties garage extending to 3.33m x 5.08m having electric up and over door, power and lighting. Three further parking spaces to the side of the property are accessed off the side lane.



General Information

Services:

The property is connected to mains services including water, electric, gas and drainage. There is a gas fired central heating system.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

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

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 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 by Public Auction at 3.00pm on Monday 16th November 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Waterside Park, Ashbourne, Derbyshire DE6 1DG.

EPC: D

Council Tax Band: D

Parking:

Parking is currently on the Driveway.

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire, S42 6NG.

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 specific location.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. 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. VAT) for all lots sold up to a value of £99,999. For lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. VAT), payable on the fall of the hammer.

Registering to Bid & Money Laundering Regulations

All bidders must register with the auctioneers prior to bidding and provide proof of identity and proof of address in compliance with the Money Laundering Regulations 2017. The documentation collected is for this purpose only and will not be disclosed to any third party. As auction mornings can be busy, we strongly advise completing your registration and document verification in advance. Please contact us ahead of the auction to arrange this and ensure you are ready to bid on the day.

Online Bidders:

Those wishing to bid online must register by 12 noon on the Friday prior to the auction. Please ensure your proof of identity and proof of address are submitted at the point of registration, as bids cannot be accepted without verified documentation. In addition to the standard buyer's fee, online bidders are subject to an additional online buyer's premium of £500 plus VAT (£600 inc. VAT), payable on the fall of the hammer. Please contact us to register or 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.



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