



The Old Toll Bar

Grangemill



**The Old Toll Bar
Grangemill
Matlock
Derbyshire
DE4 4HU**



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TBC

A truly exquisite opportunity to rent this traditional, three-bedroom, detached property situated within the heart of the sought after Peak District National Park, comprising a spacious three-bedroom dwelling, together with gardens, a detached double-bay garage, outside shower and W.C. facilities, and a paddock all extending approx. 1.70 acres, excellent for those with lifestyle and hobby farming interests, or those considering the potential for a campsite business venture.

To Let:

£1,400 pcm



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

An inviting entrance hall leads you into this characterful and well-presented dwelling. To the right, you'll find a convenient utility room equipped with a W.C., which adds to the practicality of the space. The hall leads to an extremely well-equipped kitchen featuring high quality wall drawer and base units, hardwood surfaces, double Belfast sink, halogen hob and double oven, undercounter larder fridge, freezer and dishwasher.

Leading from the kitchen, you'll find an inviting dining room, seamlessly transitioning into a cozy and impeccably maintained lounge. Continuing from the lounge, you'll discover a magnificent master bedroom, bathed in an abundance of natural light filtering through the beautifully crafted windows.

First Floor

A staircase, accessible from the lounge, leads to a charming double bedroom, featuring an en-suite shower room with W.C., providing both comfort and privacy. Furthermore, there is a separate staircase leading directly to a delightful single bedroom boasting an en-suite bathroom, complete with shower and W.C., ensuring additional convenience and comfort.

The dwelling is well designed for modern family living, and provides plenty of space for the everyday life.



Externally

Garden

The entrance driveway leads to a private yard area with space for multiple vehicles and access to the dwelling, outbuildings and paddock. There are a number of garden areas situated to the front of the property, laid mainly to lawn and bounded by way of dry stone walls, together with a patio area for outside dining and entertainment purposes.

Outdoor Shower and W.C. Facilities

Adjacent to the yard area, there is a timber framed outbuilding with internal shower and W.C. facilities.

Double-Bay Stone-Built Garage

A detached double-bay, stone-built garage is situated beside the drive, providing secure and convenient storage space.

Land

The land is all down to permanent pasture, being suitable for the grazing of small livestock and/or as a pony paddock. The grassland also provides the 'country lifestyle' for those seeking a plot of land for vegetable patches, smallholding etc. Bounded by dry stone walling, the land is accessed from the driveway and situated to the side and rear of the property, with mains water available.

The land has previously functioned as a successful campsite. At present, there is no active licence permitting such use; however, should the tenant wish to explore such business opportunities, the landlord is willing to authorise the use through a separate business lease agreement.



General Information

Directions:

What3words : perfect.palm.multiples

Services:

Mains water, electricity, oil-fired central heating, and drainage via a private septic tank.

Tenure and Possession:

The property is offered on an Assured Shorthold Tenancy which will be prepared by Bagshaws LLP on behalf of the Landlord for an initial period of 6 months.

Fixtures and Fittings:

The property is available to let un-furnished.

Local Planning Authority:

Derbyshire Dales District Council. Tel: 01629 761100.

Council Tax Band:

The tenant will be required to pay council tax to the local authority.

Expenses:

The tenant shall be required to meet all expenses for council tax, electricity, fuel, water, drainage, contents insurance, television licence and telephone charges. Applications must be submitted on the application form which is available from the Ashbourne office, together with references and the applicants signature verifying the information.

A broadband connection is included within the terms of the tenancy.

EPC: TBC

CCTV: A CCTV system is situated on-site with 24/7 access available to the tenant.

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Application:

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribed 'Application for Tenancy form'.

References:

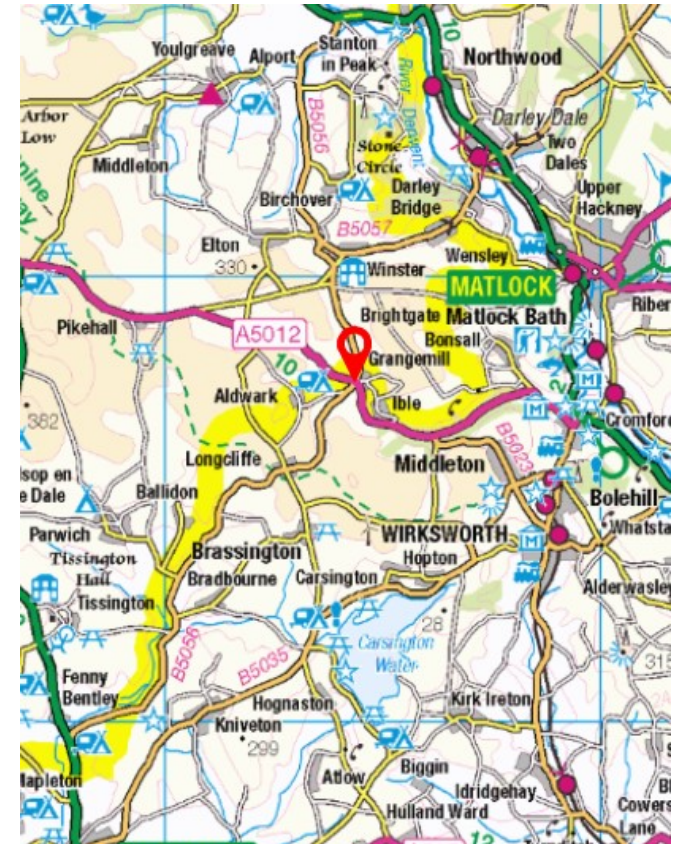
References through HomeLet will be applied for by Bagshaws LLP.

Proof of ID:

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





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