



Unicorn Cottage, Manor Court, Over Haddon, Derbyshire, DE45 1JE



# Manor Court

## Over Haddon

Guide Price

# £320,000

Situated within Manor Court, adjacent to the Grade II listed Manor House, in a conservation village, this property enjoys a peaceful location.

**\*\*Guide Price £320,000 - £335,000\*\***

Currently operating as a successful holiday cottage, the contents are available by separate negotiation, presenting an excellent opportunity for those seeking a turnkey investment.

Immaculately presented and retaining many original features, the accommodation has been thoughtfully designed with attention to detail. The ground floor comprises a fitted breakfast kitchen featuring a range of units and integrated appliances, a comfortable double bedroom, and a shower room. A highlight of the property is the charming triple aspect sitting room with exposed roof trusses, an impressive gritstone fireplace, and hearth.

Ascending the ground steps leads to the mezzanine level, providing additional space for a bedroom or study.

Accessed via a shared driveway leading to a quaint courtyard, the property boasts an easily managed front garden and cobbled area for seating.

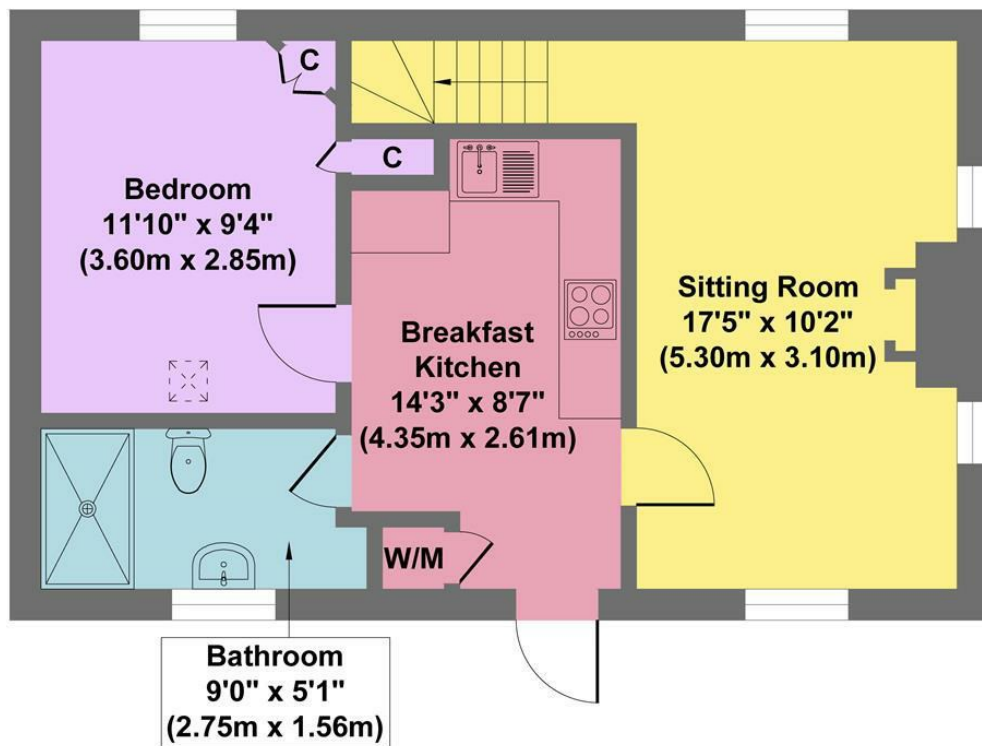
With no upward chain, this enchanting barn conversion presents a rare opportunity to embrace countryside living in a truly idyllic setting.



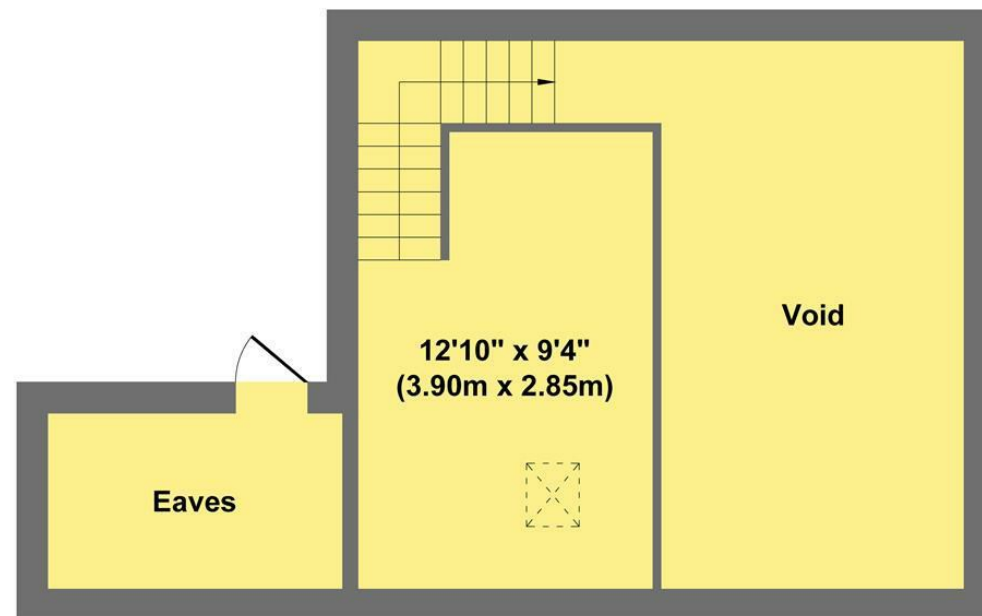
- Peaceful Courtyard Setting
- Currently Run As Successful Holiday Let
- Barn Conversion Retaining Many Original Period Features
- Ground Floor Bedroom One
- Mezzanine Bedroom Two
- Easily Managed Garden
- Direct Access To Lathkill Dale
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office







**Ground Floor**  
**Approximate Floor Area**  
**505 sq.ft**  
**(46.95 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**334 sq.ft**  
**(31.05 sq.m.)**

**Approx. Gross Internal Floor Area 839 sq.ft / 78.00 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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