

**A TRADITIONAL, WELL PROPORTIONED THREE BEDROOM SEMI DETACHED
FAMILY HOME STANDING ON A GOOD-SIZED PLOT**

**1 HILLSIDE COTTAGES,
BALLIDON, ASHBOURNE, DE6 1QX**



PRICE: OFFERS OVER £255,000

Occupying a rural village location within the Peak District
National Park with superb views over the surrounding open
countryside

DESCRIPTION

Situated within the rural Peak District Village of Ballidon surrounded by open countryside, with delightful walks from the doorstep. The High Peak and Tissington Trails are close by and Carsington Water is also a short drive away.

This traditional semi detached property offers generously proportioned three bedroomed accommodation standing on a good sized plot with driveway parking and gardens adjoining open countryside. The property has oil fired central heating and majority upvc double glazing.

ACCOMMODATION

A upvc double glazed entrance door opens into the

Entrance Hall with radiator, staircase leading to the first floor and doors lead to the Sitting Room and Kitchen.

Sitting Room 5.49m x 3.18m [181' x 10'6"] having a arched cast iron feature fireplace with timber surround and open grate. Two radiators and upvc double glazed windows to the front and side.

Fitted Dining Kitchen 4.27m x 3.17m [14' x 10'5"] comprising a range of wall and base units and drawers. Work surface with inset one and a half bowl stainless steel sink and drainer unit. Integrated electric oven and Lamona four ring electric hob with extractor hood over. Plumbing for a washing machine and dishwasher along with space for four appliances. There is a rear aspect upvc double glazed window, radiator, tiled flooring and upvc double glazed rear entrance door. Door to

Boiler Room housing the oil fired central heating boiler and yjere is a small rear aspect window.

First Floor Landing with side aspect upvc double glazed window and access to the loft space.

Bedroom One 3.47m x 3.17m [11'5" x 10'5"] having a rear aspect upvc double glazed window, radiator and inbuilt cylinder cupboard and wardrobe.

Bedroom Two 3.25m x 3.18m [10'8" x 10'6"] having front aspect upvc double glazed window, radiator and inbuilt storage cupboard.

Bedroom Three 3.18m x 2.19m [10'5" x 7'2"] having front and side aspect upvc double glazed windows and radiator.

Family Bathroom 2.22m x 1.95m [7'4" x 6'5"] comprising a roll top bath on claw feet with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, rear and side aspect upvc double glazed windows and radiator.

OUTSIDE

The property stands on a generous plot with lawned gardens overlooking open fields and the countryside beyond. Double gates open onto a driveway providing ample parking and there are also two outside stores and a workshop.

SERVICES

It is understood that mains water and electricity are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale.



TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

The Derbyshire Clause

It is understood that the property is subject to an occupancy clause as detailed below;

References in conveyancing documents relating to Section 19 of the Housing Act 1980 and Sections 37 and 157 of the Housing Act 1985 (as amended) are more commonly known as the Derbyshire Clause or the Peak District Clause. Section 19 and 157 relate to former Council houses and Section 37 relates to private houses with a restrictive clause attached.

On 16 March 2006 the Partnership & Regeneration Committee of the Derbyshire Dales District Council resolved to provide delegated authority to the Head of Democratic Services to five consent in accordance with the following guidelines:

- Consent will automatically be given to a person who has lived or worked within Derbyshire or the Peak District National Park for a period of three years before the transaction.
- Consent will be given where a person has a local connection with the area and is returning to the area to care for another relative.
- Consent will be given to registered social landlords whose stated aim is to provide housing for those satisfying the qualifying criteria. Consent will also be conditional on compliance with this requirement.
- All other cases will be referred to Members (Councillors) for the exercise of their discretion
- Consent will be given to members of the armed forces, with a local connection, to living in the area

Section 157 of the Housing Act 1985 (as amended), states that any person wishing to purchase a former Council property with a restriction under this Act must satisfy certain criteria. This means they must have **lived** or **worked** preceding the application for consent. If the property is purchased jointly, only one of the purchasers need to comply with the provision of Section 157 of the Housing Act 1985 (as amended).

Any new purchaser of a property with a clause of this type will be required to obtain a letter of consent from the District Council to enable them to register the property at the Land Registry.

COUNCIL TAX

For Council Tax purposes the property is in Band C

EPC RATING D

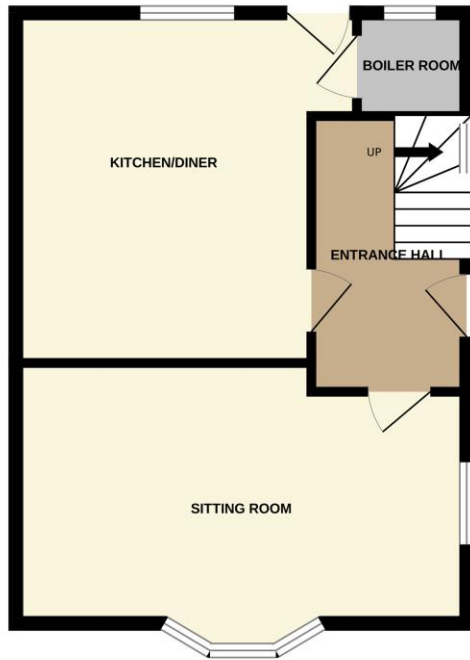
VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

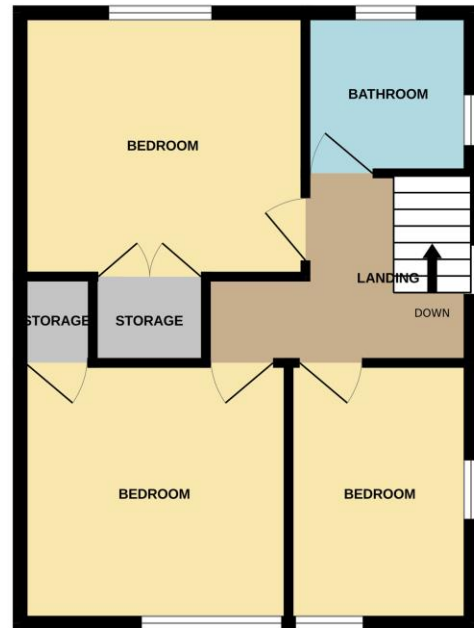
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GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
 The particulars form no part of a contract or lease.