



Hillview Cottage

Brailsford



Hillview Cottage
Commonside
Brailsford
Ashbourne
Derbyshire, DE6 3AX



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The charming two double bedroom semi detached cottage surrounded by open farmland to the side and rear.

The property would benefit from some upgrading but offers much character and scope for sympathetic enhancement.

The accommodation briefly comprises of; Entrance Hall, Lounge, Breakfast Kitchen, Side Hall, Ground Floor Bathroom. On the first floor is a galleried landing area and two double bedrooms. Outside is off road parking for two vehicles and an attractive garden area to the front side and rear neighbouring open farmland.

Asking Price:

£255,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

Charming accommodation with scope for sympathetic improvement. The main Entrance Hall is accessed from the front with stairs rising to the first floor and internal access to both the Lounge and Breakfast Kitchen. The Lounge benefits from an open fire and exposed beams enhance the character. The side Hall provides access to the bathroom and also provides external access.



First Floor

The staircase rises from the entrance hall to the lovely galleried landing having window to the front overlooking the road. There is internal access doors to the two bedrooms both of which are double bedrooms. The rear bedroom enjoys dual aspect windows and delightful views across the garden to the neighbouring farmland.



Externally

Outside the property has a well stocked front garden with pedestrian gated access to the main access door. Adjacent to the forecourt is driveway providing off road parking for two vehicles. The lawned garden then ascends as it wraps around the property with lower level paved path to the immediate rear and access to garden shed positioned within the upper level lawned garden which is enclosed by fence and hedging and backs onto open farmland.



General Information

Services:

Main Water, Electricity, Drainage and Gas are connected. Gas fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority

Derbyshire Dales District Council

Tel: 01629 761100

Council Tax Band – C

EPC – E

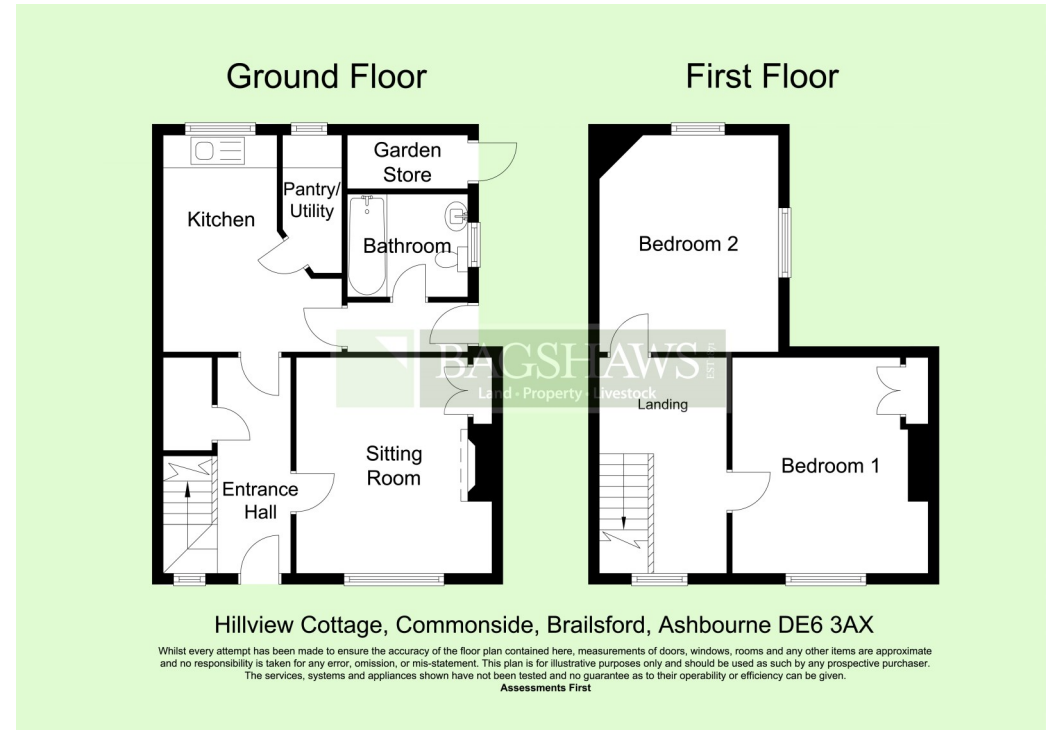
Viewings:

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

Directions:

From Ashbourne

Proceed towards Derby on the A52 remain on the road for approximately 5 miles and just as the road ascends into Brailsford the property can be found on the left hand side just after the left turn for Mill Lane.



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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