



Dale Cottage

Ingleby



Dale Cottage

Ingleby
Derbyshire
DE73 7HW



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A charming three bedroom detached cottage occupying a truly stunning location within grounds extending to about 1 acre including beautiful formal gardens, vegetable plot, woodland and enclosed grass paddock along with a agricultural building and double garage.

The accommodation offers much character having been thoughtfully and sympathetically improved during the current owners occupation.

For Sale by auction at 3pm on 20th May 2024 at
the Agricultural Business Centre, Bakewell.

Guide Price:

£500,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The accommodation is full of character and has been sympathetically improved by the current owners. The **Entrance Porch** is situated at the front south elevation and Leads through to the **Lounge** with feature cast iron multi-fuel stove and exposed brick surround, stripped internal access door to Dining Kitchen and **Inner Lobby** with stairs rising to first floor.

The **Dining Kitchen** Extends to the rear of the property with the Kitchen area being stepped down from the Dining Space. The Kitchen has a range of match wall and base units with a particular feature being the traditional Rayburn cooker with Dual hot plate and exposed beams to ceiling. Stable door to the side provides access to the rear garden via the Oak Framed canopy porch and there is an internal door which leads through to the **Sitting Room** having a decorative Oak mantle with cast iron fireplace. Internal door from the Sitting Room leads to the front inner lobby.



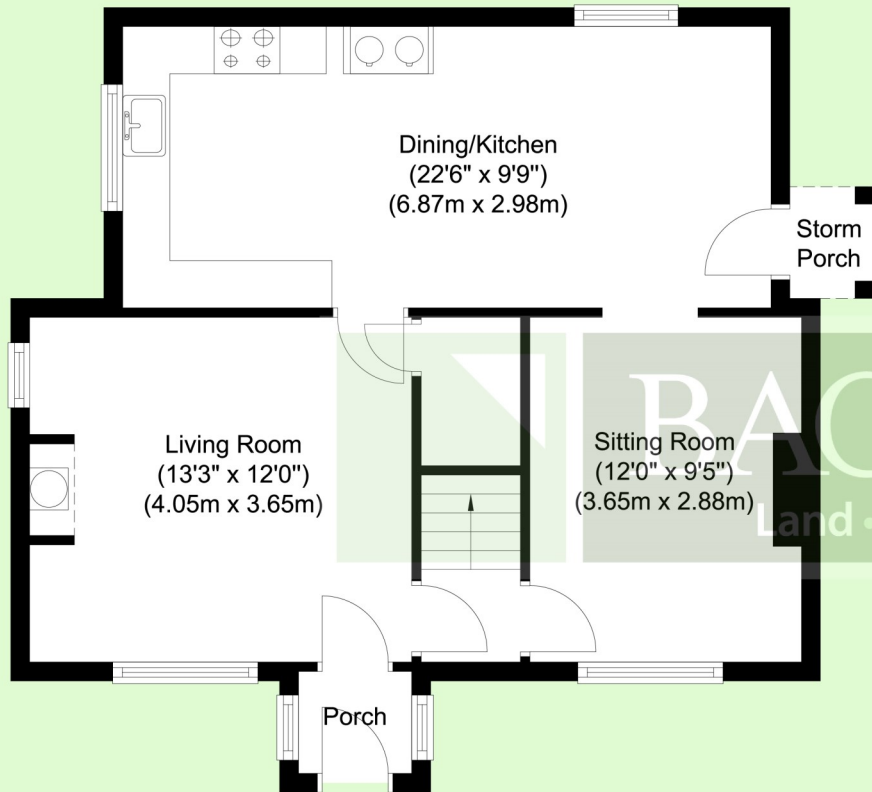
First Floor

The staircase rises from the Entrance Lobby to the first floor landing where there is internal access to the three well proportioned bedrooms and the Bathroom. Bedroom One and Two are both front facing double bedrooms, Bedroom Three is situated to the rear.

The Bathroom has been refitted and splendidly well designed with a P shaped panelled bath with shower screen and shower over, low level Wc and hand wash basin to one wall encased by work surface with a range of extensive cabinet storage space beneath.



Ground Floor



First Floor



Dale Cottage, Ingleby, Derby DE72 7HW

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First

Externally

Outside the property stands on a plot of nearly one acre. The beautiful formal gardens wrap around the property with a timber summer house to the rear. There is a block paved driveway to the East side which leads to block paved hardstanding for a number of vehicles and access to the **Double Garage** having power and lighting and electric up and over vehicular access doors. Within the garage is also a water supply and a WC along with plumbing for a washing machine. Attached to the garage is a **lean to Log store** and on the Eastern boundary is a purpose built **Agricultural building** ideally positioned to serve the level enclosed **Grassland Paddock** to the Northern boundary. Adjacent to the paddock is the extensive and productive vegetable garden. To the lower level western side of the plot there is a delightful wooded area a haven for wildlife.



General Information

Services:

Main Water and Electricity are connected. Private Drainage. Oil 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. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority

South Derbyshire District Council. Tel: 01246 231111

Council Tax Band – E

Directions:

From the roundabout in Repton village proceed out of the village on the Milton Road. Proceed into Milton and then take the left turn toward Ingleby and Repton Prep school. Proceed past the entrance to Repton Prep School and to the cross roads. Go straight ahead at the crossroads and the drive to the property is on the left hand side clearly identified by the Bagshaws 'For Sale' board.

What3words/// removers.latitudes.described

Viewings:

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

Solicitors

Flint Bishop solicitors , Pinnacle Building, 2 Prospect Place, Derby, DE24 8HG

Tel: 01332 340211 - Contact: Paul Sabin

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and **completion will occur within 56 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. of VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers 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.



Vine House, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : ashbourne@bagshaws.com

www.bagshaws.com

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Ashbourne	01335 342201
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