



Castlehill Cottages

Codnor Park



1 & 2 Castlehill Cottages

Castle Lane
Codnor Park
Derbyshire
NG16 5PQ



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A unique opportunity to purchase two, two bedroom cottages with a range of buildings and occupying a plot extending to approximately 0.66 acres enjoying far reaching views to the rear.

Cottage number one has been extended and both are undergoing renovation but also offers great scope for further enhancement and extension subject to necessary planning consent

Delightfully located to provide a high level of privacy with open outlooks to the front and rear yet convenient for access to local link roads.

Guide Price:

£650,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Cottage 1

The cottage is currently undergoing renovation. It is the northern most semi-detached cottage and has been extended on the ground floor. The accommodation comprises; Entrance Porch, Living Room with window to the front, fireplace, stairs leading to the first floor and internal access through to Dining Room. Dining Room with fireplace and built-in storage cupboard along with internal access to Kitchen.

The Kitchen has fitted units, sink and drainer, external door access to rear and internal access door to garden Room which has a glazed roof and leads through the ground floor shower room.

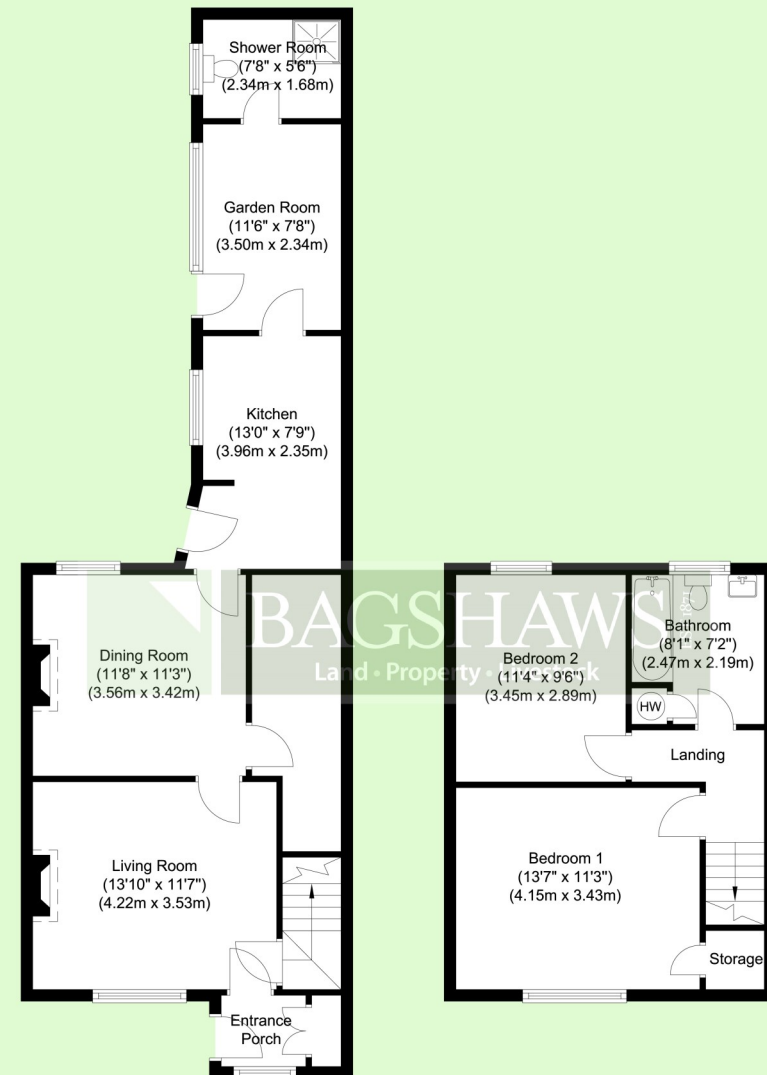
On the first floor is the Master bedroom to the front and bedroom two, also a double bedroom to the rear and Bathroom fitted with three piece bathroom suite.

Outside there is a range of buildings providing useful storage and large rear garden enjoying views over the open fields to the rear and vista beyond.



Ground Floor

First Floor



1 Castlehill Cottages, Codnor Park, Ironville, NG16 5PQ

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

Cottage 2

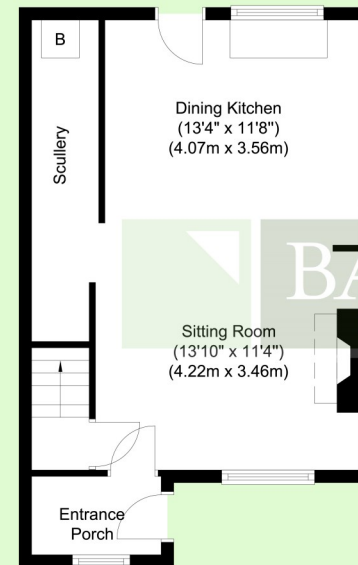
Cottage two is also undergoing improvement and renovation works; The accommodation comprises open plan Sitting Room to the front which is open to the Dining Kitchen area to the rear. Double glazed window to the rear and door providing external access. Internal access door to scullery providing further useful storage.

On the first floor is the master bedroom to the front and bedroom two and bathroom to the rear.

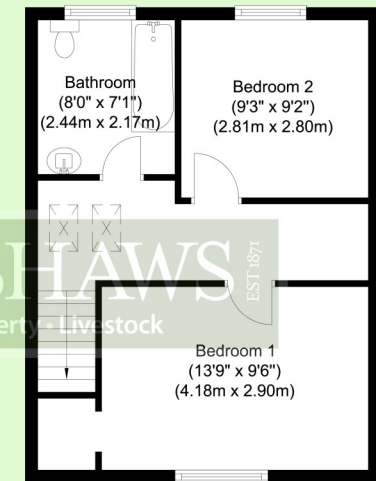
Outside is a range of outbuildings providing useful outside storage and lawned garden beyond the buildings where you can enjoy the views over the neighbouring farmland.



Ground Floor



First Floor



2 Castlehill Cottages, Codnor Park, Ironville NG16 5PQ

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Assessments First

General Information

Services:

Main Water and Electricity. Private Drainage. .

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

Amber Valley Borough Council Tel: 01773 570222

Council Tax Band – Both cottages A.

Directions:

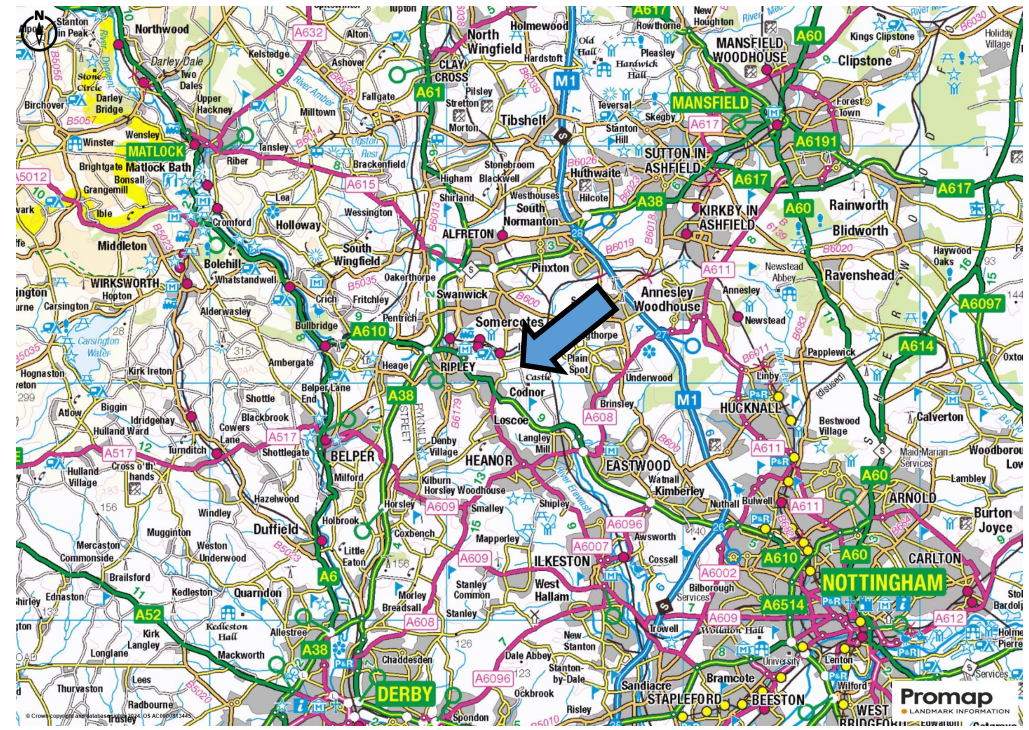
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Viewings:

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

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.





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