



Glebe Cottage

Sudbury



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Flackets Lane

Sudbury

Derbyshire

DE6 5HX



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An unique opportunity to purchase a charming detached cottage with separate detached annexe and an extensive range of outbuildings previously used as a business workshop and home office.

This former estate cottage offer characterful accommodation but it is the range and versatility of the buildings which make this property particularly unique, the former garage has been converted to an annex and a purpose building workshop / home office has been built in the garden along with two further useful storage sheds.

Just 2 miles from Uttoxeter and the nearby A50 which links the M1 to the M6 to provide excellent commuting links around the country.

Guide Price:

£650,000



Ashbourne Office - 01335 342201



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Ground Floor

The main access door to the front leads to the **Entrance Hall** with stairs rising the first floor and internal access to Lounge and Breakfast Kitchen. Within the **Lounge** (5m x 3.9m) is a feature fire place having inset cast iron log burner .

The **Breakfast Kitchen** (5m x 3.71m) has been thoughtfully designed with an extensive range of matching wall, drawer and base units with work surface over and matching central island with overhang top providing breakfast space. Feature wood ired Rayburn with dual hot plate, electric range style cooker with six ring LPG hob. Double sink and drainer. Fridge freezer space, tiled floor, windows to front and rear. Internal Access to **Rear Hall** with external access to rear garden and internal access to Dining Room and **Cloakroom**.

The lovely **Dining Room** (3.95m x 3.95m) is situated to the rear of the property having a feature exposed brick fireplace with log burning stove incorporating the back boiler which supplies central heating to the house. Double doors to the side providing access to the rear patio.



First Floor

The landing is accessed from the stairs rising from the Entrance Hall and provides internal access to all bedrooms and the family bathroom.

The **Master Bedroom** (4.9m x 4m) is situated at the rear of the property with windows to three aspects and two built-in wardrobes. **Bedroom Two** (3.75m x 3.1m) and **Bedroom Three** (4m x 2.85m) are both front facing double rooms enjoying views over farmland. **Bedroom Four** (2.9m x 2.1m) is a large single bedroom with window to side looking up the driveway and over farmland.

The **Family Bathroom** is fitted with a three piece bathroom suite comprising panelled bath, low flush WC, and wash hand basin, heated towel rail, tiled walls and floor, obscured



Annexe

Conveniently located adjacent to the property is the former garage now utilised as a separate Annexe or Home Office space. There is a single **Reception Room** to the ground floor with **Kitchenette** having sink and drainer. **Ground Floor Shower Room** accessed from the Reception Room having double shower cubicle with shower over, wash hand basin, washing machine and low flush WC. Stairs leading to the **first floor level** with potential to create a bedroom or further reception area having Velux windows. New LPG Glowworm Boiler.



Externally

The property is accessed from Flackets Lane along a private drive which leads into the courtyard between the House and Annex providing ample hardstanding for a number of vehicles.

The gardens are mainly led to lawn and provide a high level of privacy as they back onto the open farmland. The garden path leads through the sheds and outbuilding. There are a number of fruit trees.

On the Western boundary is a level patio area. It neighbours the open farmland and provides a lovely space to sit and enjoy the rural location with the feature of a brick built pizza oven.

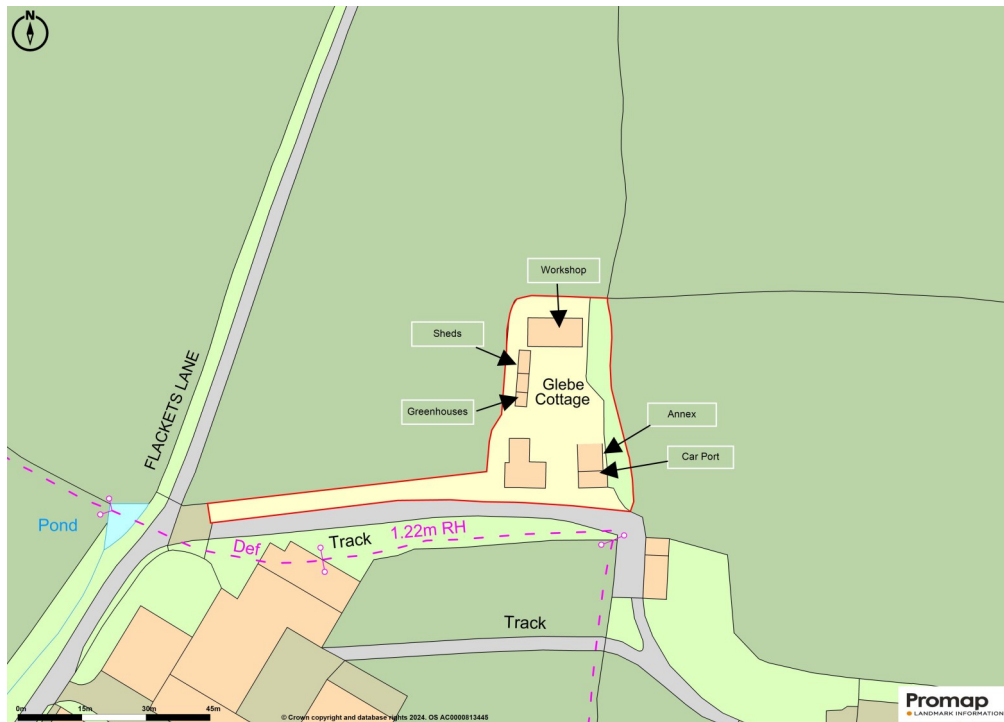


Outbuildings

A particular feature of this property is the range of outbuildings set within the garden on the north and western boundary. **Large Workshop/Games Room/Home** (11.9m x 5.95m) a multifunctional room having power and lighting with insulated floor. This room had previously be used as a woollen mill and this just indicates how much space there is within this open plan building.

Adjacent at right angles to the workshop are **Two Large timber storage sheds** providing additional useful storage with double door access to each. To the south of the sheds there are three **Greenhouses**.

Self standing **Car Port** which is attached to the Annex and provides covered storage or parking space.



General Information

Services:

Mains 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 and Council Tax Band

Derbyshire Dales District Council Tel: 01629 761100

Council Tax Band – E

Directions:

What3words:///loaning.tiptoes.tactical

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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