



Grove Cottage, Shop and Barn for conversion

Hartington



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Hartington

Buxton

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This is a superb opportunity to purchase a charming cottage, shop, barn for conversion, hardstanding yard and Orchard, nestled in the beautifully picturesque Peak District Village of Hartington.

The character cottage provides spacious two bedroom accommodation with three reception rooms and the scope to integrate this within the attached shop premises if required.

The barn to the rear has planning to convert and extend to form an independent detached dwelling with a yard providing vast amount of off road parking and a lovely enclosed orchard.

No upward chain

Offers in the Region of:

House and Shop - £400,000

House, Shop, barn, orchard and yard - £545,000



Ashbourne Office - 01335 342201



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Ground Floor

The main solid wood door leads in from the market place within the heart of the village to access the **Entrance Hall** on a split level with stone floor and internal access to the Dining Room and Lounge with stairs rising to the first floor.

The **Lounge** has an open fire with decorative surround and marble effect mantle, windows overlooking the market place and to the rear overlooking the private garden. The **Dining Room** has another open fire with stone surround and windows to both the front and rear, internal access door to the Kitchen and Study, door through to the **Cellar**, which is accessed via stone steps having stone floor and shelving, ideal for cool storage.

The **Kitchen** features a tiled floor, wall and base units with work tops over and stainless steel sink, windows to three aspects overlooking the private rear garden and a door providing external access.

The **Study** is a multi-functional room providing the potential to be utilised as a third reception room or perhaps adapted to link the shop premises to the main property. External door to the rear as a secondary access and internal door to the **Boiler room** housing central heating boiler and providing further storage space.



First Floor

The staircase leads from the Entrance Hall to the **Landing** which provides access to both double bedrooms and the Bathroom.

The **Main Bedroom** has a feature open fire with cast iron surround and timber mantle, window to front overlooking the picturesque Hartington village. The **Second Bedroom** again features an open fire place and enjoys views across Hartington village market place.

The Bathroom includes a bath with shower over, wash hand basin, lavatory, an airing cupboard with cylinder tank above and a fitted corner cupboard providing additional storage.



Gardens

Externally to the rear Grove Cottage has a beautiful sizeable garden with flower beds and a flagged patio area. It also has a stone outhouse with a toilet and coal shed inside. A lovely private area to enjoy this delightful location in the heart of the village.

There is parking on hardstanding to the rear of the property.



Adjoining Shop Premises

The Adjoining commercial premises on the side of the cottage provides scope to enhance the property by extending the cottage in to the shop (subject to planning) or the opportunity for an investment opportunity as a potential letting or for someone in need of their own commercial premises integrated with their home. There is currently no access directly from inside the cottage to the commercial property.



Barn for Conversion, Yard and Orchard

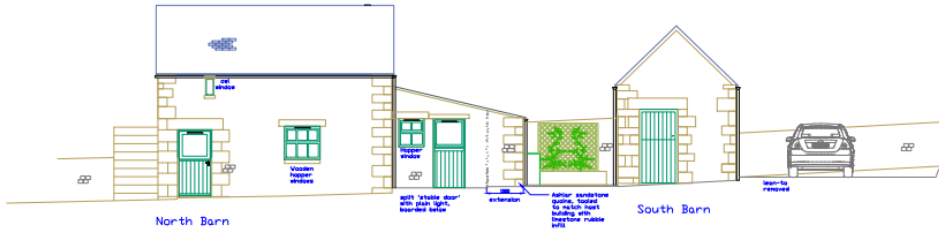
The Separate detached Barn is a former stable with a concrete floor and an entrance door.

Planning permission was granted on this building in September 2018 for conversion of this redundant agricultural building to residential use. For further details please visit the National Park planning website ref: NP/DDD/1018/0890.

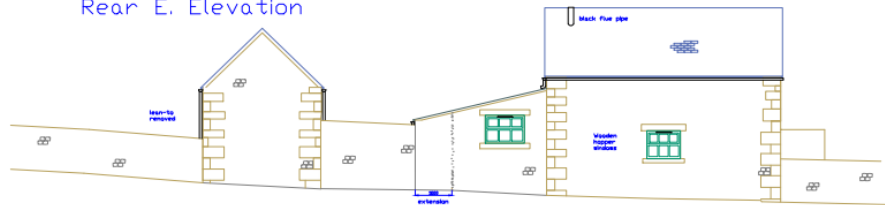
There is access to the separate barn down the track to the left of the cottage. The barn is accompanied by a generous area of hardstanding creating ample parking for a number of vehicles..

Beyond the yard is a lovely enclosed orchard containing a range of fruit trees with gates vehicular access from the yard

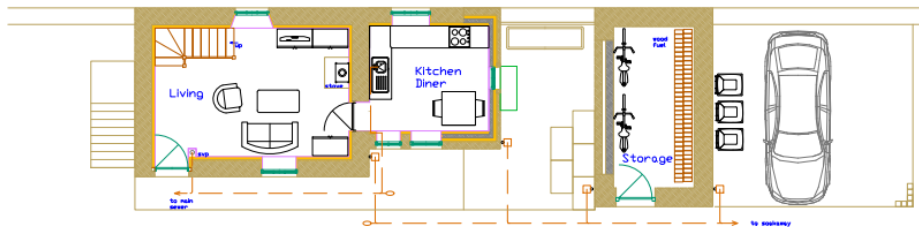
Front, W. Elevation



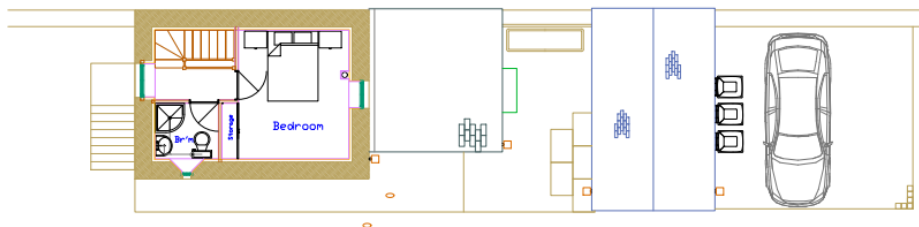
Rear E. Elevation



Ground Floor Plan



First Floor Plan



General Information

Services:

Mains Water, Electricity and 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

Derbyshire Dales District Council.

Tel: 01629 761100

Council Tax Band – D

Directions:

What3words: ///cuddling.pylons.clutter

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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