



The Cottage

Little Liverpool, Coton in the Elms



The Cottage
Little Liverpool
Coton in the Elms
DE12 8ER



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6.95 ac

This three bedroomed cottage is appealingly nestled within the private and small community of Little Liverpool, located within Coton In The Elms. The property offers ample scope for improvement . It sits within 6.95 acres of land alongside useful outbuildings currently utilised as a garages and workshops. Good links to local towns and cities are provided due to major roads being easily accessible nearby. The property was formerly two separate semi detached cottages but now provides a versatile layout with the ground floor having been extended.

Viewing essential to appreciate the layout of accommodation, location and full extent of the grounds.

Asking Price:
£800,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

To enter the property you go through the **Entrance Porch** leading in to the **Living Room**. The Living room has a window facing out the side of the property, radiator, brick feature fire place, carpeted floor, wooden beam ceiling.

There are an additional two reception rooms; the **Sitting Room** has a radiator, brick feature fire place, carpeted floor, window looking out to the side of the property.

The back of the property is accessed from the second reception room and Breakfast kitchen is the **Dining Room**, featuring a window overlooking the rear garden, radiator, carpeted floor.

The **Breakfast Kitchen** is fitted with wall drawer and base units, electric cooker point, stainless steel sink with draining board, tiled flooring.

The **Lean-to-Utility** allows for extra storage space and access to the **Cloakroom/WC**.





First Floor

The staircase rises from the Rear Hallway to the **First Floor Landing**. The landing gives access to all rooms on the first floor.

The **Family Bathroom** features window looking out to the side of the property, sink, walk in shower, bath tub. The **WC** is accessed separately with its own room from the landing.

Bedroom One is situated at the front of the property with a window looking out to the side of the property.

Bedroom Two sits at the rear of the property also with a window looking out the side of the property.

Bedroom Three is also at the rear of the property and has a window facing out on to the back garden.

Externally

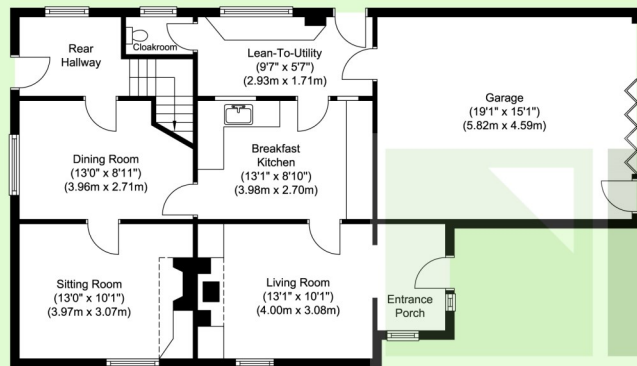
The property is accessed from the land leading to the large driveway situated to the side of the property and providing access to the attached brick built **Double Garage** having vehicular access door, power and lighting. There are **two further garage workshops** to the west set back from the road providing useful storage and workshop space with further hardstanding for vehicles to the west side of the buildings.

The **formal gardens** are predominantly lawned with matures shrubs and hedge boundary retaining privacy within the lovely rural location.

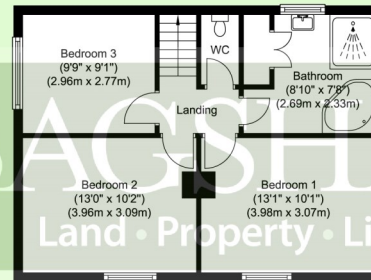
The **Land extends to 6.95 acres** and wraps around the property to the West with the lane to the east. It is suitable for grazing and mowing being of relatively level pasture with access directly from the lane side and also from the southern most point where there is a gated access to the long, narrow field area.



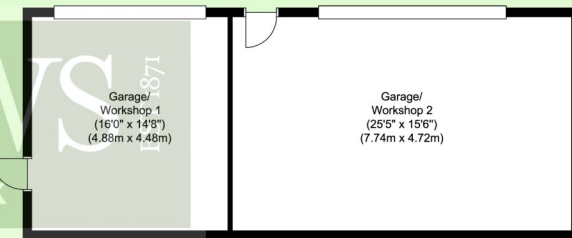
Ground Floor



First Floor



Outbuilding



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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

General Information

Services:

Main Water and Electricity. 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 and Council Tax Band

South Derbyshire District Council. Council tax band E

Directions:

What3word:///doing.relegate.passenger

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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