



Sycamore Lodge Farm

Tansley



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Foxholes Lane

Tansley

Derbyshire, DE4 5LF



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7.17 ac

A three bedroom detached bungalow occupying a rural location on the edge of the village of Tansley.

Front and rear garden with well established trees and hedges. Gravel driveway with ample parking.

The property is sold subject to an agricultural occupancy condition

Asking Price:

£475,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

The property is accessed along a shared private drive off Foxholes Lane on the edge of the village of Tansley. The property comprises of Entrance Porch, Hallway, Kitchen (4.27m x 4.5m), Utility Room (2.59m x 1.22m), Living Room (8.57m x 4.41m), Bedroom One (4.9m x 4.07m), Dressing Room (3.57m x 3.1m), Bedroom Two (4.56m x 3.61m), Bedroom Three (3.4m x 3.5m), Family Bathroom (3.6m x 2.29m).

Outside are formal gardens to the front and rear with drive to the side providing off road parking and access to garage. There are outbuildings and land extending to 7.17 acres and it should be noted in wet weather that this land can be flooded.



General Information

Services:

Main Water is currently connected but the exact route of the water supply is unknown. Main Electricity. Air Source heat pump providing central heating. Private Drainage.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Agricultural occupancy condition:

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning Act, 1971, (including any dependants of such a person residing with him) or a widow or widower of such a person.

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.. Please note the property has a right of way only over the access track and there is a maintenance contribution required for its upkeep. It should also be noted that the neighbours waste water drains through the grounds of the property with the exact route and extent of the right undefined. There is a public footpath which crosses part of the land.

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 Authority and Council Tax Band:

Derbyshire Dales District Council - Council Tax Band 'E'

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or

e-mail: ashbourne@bagshaws.com.

Directions:

What3words// lift.vocab.duty

Broadband Connectivity:

It is unknown as to the connectivity of broadband as it has not been connected. Due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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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