



# Honeypot Cottage

## Litton





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SK17 8QP



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A truly rare and attractive opportunity to acquire a one bedroom detached barn conversion in the heart of the much sought after Peak Park village of Litton

The property has a local occupancy clause.

### Guide Price:

£225,000



Bakewell Office - 01629 812 777



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### Description:

The sale offers a rare opportunity to acquire a detached barn conversion in an attractive village, with off road parking and rear courtyard garden, overlooking open Derbyshire countryside. The property benefits from character features. There is a local occupancy clause in place.

### Location:

Located in the heart of the village of Litton, a much desired limestone settlement in the Peak District National Park, providing commutable distance to Chesterfield, Sheffield, Bakewell and Buxton, also being nearby to Chapel En Le Frith and nearby rail links provide access to Manchester. Whilst having these attractive commercial hubs nearby, the village is nestled into peaceful countryside, providing access to the attractive walks, cycle and bridle paths nearby.





**Directions**

Travelling Westbound on the A623 from Chesterfield, turn onto Mires Lane, continue on this road into the heart of Litton Village, pass the Red Lion Pub on the right hand side, the property will be found on the right hand side as indicated by our For Sale board after another 50m approximately.

**Services:**

The property benefits from Mains water, electricity and drainage.

**Tenure and Possession:**

The property is sold freehold with vacant possession upon completion.

**Local Occupancy Scheme:**

The property must be occupied by somebody with a local connection to Litton or the adjoining parishes for the last 10 years.

**Sporting and Timber Rights:**

The rights are included as far as they exist.

**Additional Land:**

The adjoining land, measuring 4.01 acres is for sale by separate negotiation.

**Viewing:**

The property is to be viewed by appointment only, to be arranged through the viewing agents, Bagshaws Bakewell.

**Rights of Way, Wayleaves and Easements:**

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

**Method of Sale:**

The property is offered to the market by way of private treaty.

**Vendor's Solicitors:**

To be confirmed.

**Local Authority:**

Peak District National Park Authority.

Aldern House

Baslow Road

Bakewell

Derbyshire Dales District Council

Town Hall

Bank Road

Matlock

DE4 3NN

**Agents Notes**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.







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