



Woodbine House  
Elton



**Woodbine House**  
**Main Street**  
**Elton**  
**DE4 2BW**



**3**



**3**



**1**



**TBC**



**0.15 ac**

Woodbine House and annexe is a truly rare offering. An attractive, characterful three bedroom detached property, with an attractive enclosed garden and detached one bedroom annexe, ideal for holiday letting or dependent relatives.

Woodbine house has been undergoing a renovation programme and is being sold offering the purchaser the opportunity to put their own stamp on the property.

The two dwellings are sat within an attractive 0.14 acre, private plot.

For sale by public Auction on 20th May 2024

**Guide Price:**

**£595,000**



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com





# Woodbine House

An attractive three bedroom detached house, with two large reception rooms, kitchen and utility space. The house is undergoing a full renovation programme and offers a purchaser the opportunity to personalise the property. The property benefits from a wealth of original features and presents a rare and exciting offering.





# Annexe

An attractive one bedroom detached barn conversion, the ground floor offers an open planned living kitchen, with timber kitchen units, folding timber double glazed doors to the garden. The first floor offers a good sized bedroom and bathroom.

The annexe is an ideal offering for a dependent relative, older child or for offering an additional income through holiday letting or long term residential let.





# Externally

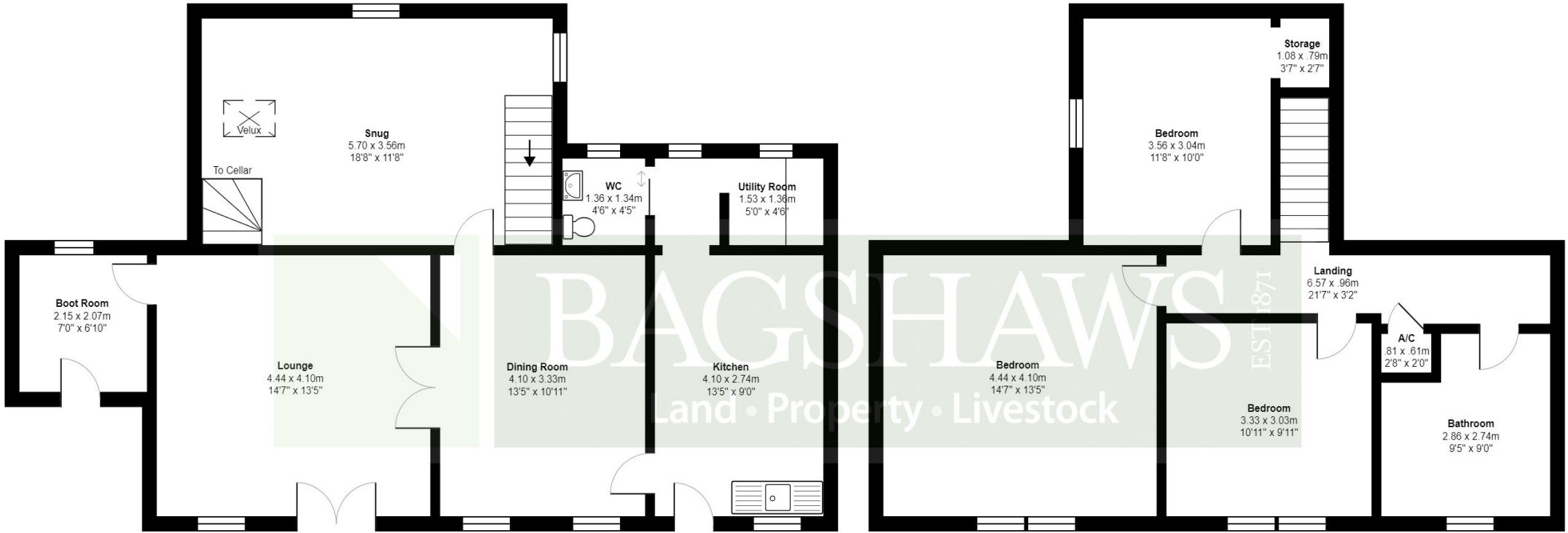
There is potential for parking for two vehicles, an area currently used as decking has previously been utilised for parking.

Bounded by dry stone walling the site amounts to 0.14 acres in total and offers an attractive, enclosed cottage garden.

The garden is laid to lawn with mature trees and shrubs, offering potential for those with gardening interests, there is a corrugated building and greenhouse on site.

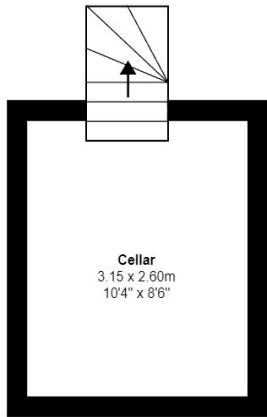






**Ground Floor**

**First Floor**



**Cellar**

All measurements are approximate and for display purposes only



# General Information

## Services:

All mains services are connected to the property.

## 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.

## Local Planning Authority

Peak District National Park Planning Department.

## Council Tax Band – F

## Solicitors

Kieran Clarke Green Solicitors.

## EPC – TBC

**Method of Sale:** The property is for sale by Public Auction on 20th May 2024

## Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812777 or e-mail: [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com).

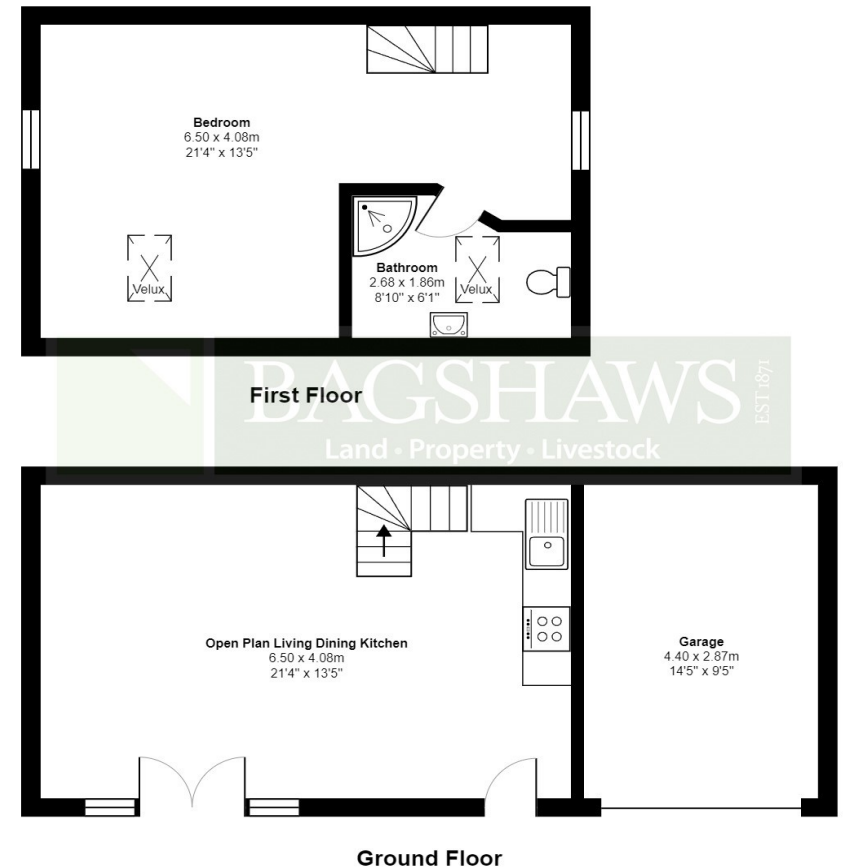
## Agents Note;

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.

## Directions:

From the A6

Heading from Bakewell towards Matlock on the A6 turn right onto the B5056, follow this road for approximately 1 mile, before turning left to continue on the B5056 for another 2.7 miles before turning right into Elton. Drive into the village, the property sits on the left hand side immediately before the Duke of York Inn, as indicated by our For Sale board.



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