



**Tunnel Cottage**  
**South Wingfield**



**Tunnel Cottage  
Lynam Road  
South Wingfield  
Alfreton  
DE55 7LS**



**3**



**4**



**2**



**0.65 ac**



An attractive picturesque detached cottage with pleasant spacious accommodation suitable for family living, set within 0.65 acres of surrounding gardens and grounds.

The property boasts a private, rural position with extensive rural views across surrounding countryside, whilst being within commuting distance of popular towns and cities, offering plentiful opportunity for those with amenity interests.

**For Sale by Private Treaty**

**Guide Price:**

**£675,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Tunnel Cottage

## Location:

Tunnel Cottage is situated in a rural position whilst remaining accessible to nearby popular towns and villages. The town of Alfreton sits 4.8 miles to the northeast, with Ripley town centre 4.0 miles to the south, both offering a wide range of amenities including local and high street shops, primary and secondary schools, supermarkets and bus/train stations. Further nearby towns include the towns of Belper (5.4 miles), Matlock (7.5 miles), Wirksworth (7.1 miles), and Chesterfield (12.8 miles). The city of Derby is just 13.5 miles to the south, whilst Nottingham city located 17 miles to the east, both offering easily accessible commuter links. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors, particularly being close-by to the Peak District National Park.

## Description:

The sale of Tunnel Cottage offers a fantastic opportunity to acquire a good-sized, attractive cottage nestled in the Derbyshire countryside, with undisturbed rural views across surrounding countryside whilst remaining nearby to local towns and amenities. The three-bedroom cottage offers accommodation across two floors, with traditional interiors throughout.

Externally, the property offers a spacious plot, with lawned gardens, mature trees and detached stable/storage building suiting those seeking the 'country lifestyle' and wanting to enjoy the amenity aspects of life.

## Directions:

From Alfreton town centre, head south on the A61 towards Swanwick. Bear right at the Veterinary Hospital onto Gooker Lane and take the second exit at the roundabout signposted for Matlock A615. Follow the road to the traffic lights, before turning left for South Wingfield. Continue along the road for approx. 2.0 miles passing through Oakerthorpe. Turn right at the triangle of grass onto Park Lane, continue for approximately 1.0 mile before bearing left onto Lynam Road. Follow the road for approx. 0.5 miles, the property can be found on the left hand side, indicated by our For Sale board.



# Ground Floor:

Tunnel Cottage presents a traditional, stone-built cottage with traditional features throughout and comprises:

Entering from the porch, a spacious hallway greets hosting the staircase and giving entrance to the living spaces. To the left, a sizeable dining kitchen with fitted units and ample dining and entertaining space, with patio doors opening out onto the gardens. The alternate side of the hallway gives way to a separate dining room/office space with built-in storage cupboards, through to the lounge offering a feature fireplace and dual aspect windows allowing ample light to flood the room. A sitting room adjoins with an exposed galleried landing above, and much exposed timber and stone masonry continuing the cosy traditional cottage feel with an open stone fireplace. The sitting room gives entrance to a unique garden room, with triple aspect arched windows allows viewing across the lawned gardens and offering a peaceful place to reside. The ground floor layout would be flexible and adaptable to suit a purchasers preference

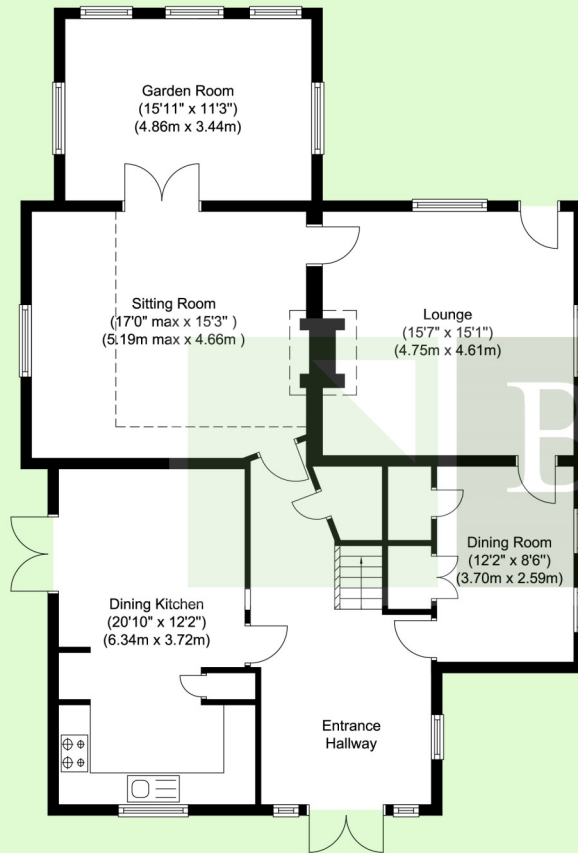


# First Floor:

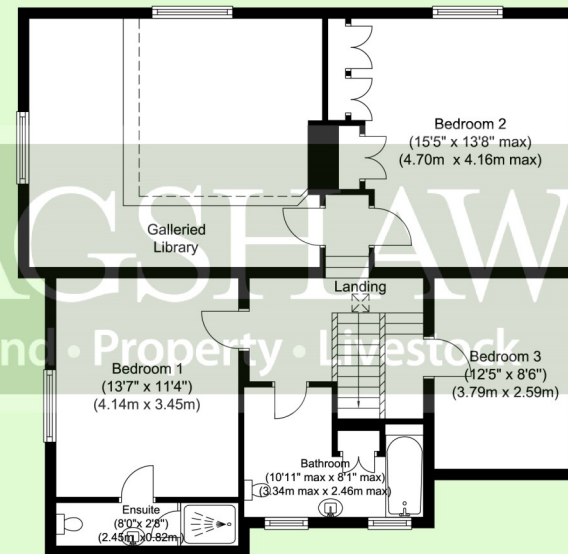
The first floor provides a spacious landing with access to a master bedroom complemented by an ensuite with basin, w/c, and shower. Two further double bedrooms provide spacious rooms, one with built-in wardrobes, and each with far reaching rural views across the gardens and surrounding countryside. A family bathroom offers a basin, w/c, and bath with storage cupboards. A galleried landing locates above the sitting room and currently provides a library space with dual aspect windows, access to the loft hatch above, and boasts traditional timber handrails.

The living accommodation would benefit from some light cosmetic modernisation, however does offer spacious family living areas and good-sized rooms, with much charm and character flowing through the cottage.

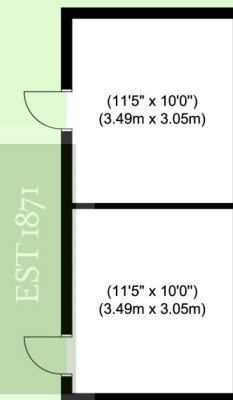
Ground Floor



First Floor



Stable Block



----- Restricted Head Height

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## Externally:

Tunnel Cottage provides a sizeable plot of approximately 0.65 acres (0.26 hectares), and is lead from a gated driveway stretching along the northern boundary and sweeping round to the cottage, with a yard area offering parking for multiple vehicles. The impressive lawned gardens lie to the front and rear of the cottage, fringed with mature hedgerows and trees, and dry stone walling, with planted borders appealing to those who are 'green fingered' and seeking the amenity aspects of country living. A pleasant, secluded patio area offers peaceful outdoor dining and entertaining space with views across the adjoining fields and rolling countryside, with access doors from the kitchen.

## Outbuilding:

A detached traditional stable block provides two loose boxes/general stores, and is flexible in its uses, useful for those wanting to keep small livestock or offering a workshop space.



# General Information

## Services:

The property benefits from mains water and electricity, with private drainage via a septic tank, and an oil fired central heating system.

## Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

## Council Tax Band: F

## EPC Rating: TBC

## Local Authority:

Amber Valley Borough Council, Town Hall, Market Pl, Ripley DE5 3BT

## Method of Sale:

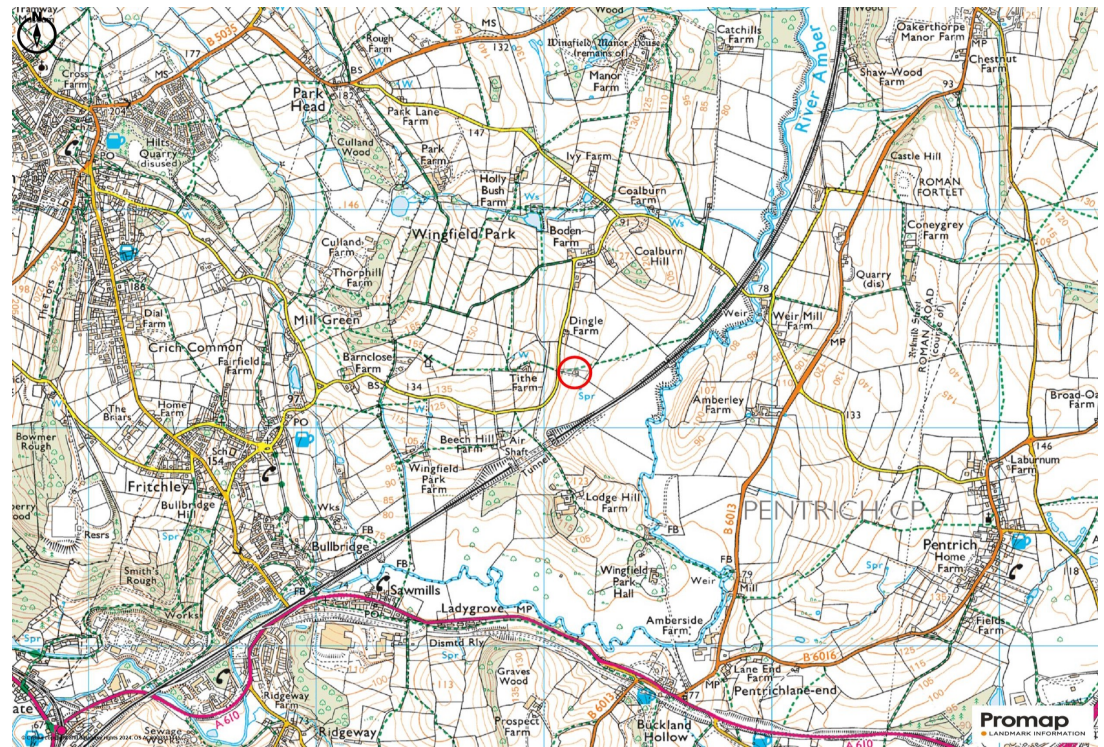
The property will be offered for sale by private treaty.

## 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.

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.





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