



Laneside Farm
Buxworth



**Laneside Farm
Dolly Lane
Buxworth
SK23 7QG**



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An exquisite opportunity to acquire an attractive three Bedroom Farmhouse with far reaching views, nestled in a rural location all the while being nearby to local amenities. In need of some modernisation Laneside Farm offers the chance for a purchaser to make it their own. Benefitting from good sized gardens and off road parking.



Guide Price:

£395,000

Directions

From Buxworth, use the B6062 or Station Road to travel North East before turning left onto Dolly Lane, continue on Dolly Lane for Approximately 650m, then turn right, follow on where the property will lie on the left hand side after 250m on the left hand side as indicated by our For Sale board.



Bakewell Office: 01629 812777



bakewell@bagshaws.com



Location

Laneside Farm is set in an elevated position in a rural location with far reaching views over Buxworth, Whaley Bridge and surrounding countryside. Being ideally situated nearby to commercial districts of Stockport, Glossop and Manchester all commutable. All the while being nearby to the attractive Peak District National Park and National Trust Lyme Park.

Description

Laneside Farm is an attractive three double Bedroom detached property, in need of some general modernisation, offering flexible and spacious living accommodation. Briefly comprising of, to the Ground Floor, Dining Kitchen, Dining Room, Living Room, Shower Room and Utility Room and to the First Floor, Three Double Bedrooms and a Family Bathroom. The property benefits from character features throughout such as exposed beams and fireplace.

Externally

The property benefits from off road parking spaces for multiple vehicles, to the front there is a stone flagged patio area providing attractive views over the lawned garden, which is bounded by dry stone walling and hedgerows, the large gently sloped lawn is surrounded by mature trees and shrubs providing a pleasant and private space.





General Information

Viewing

Strictly by appointment through the selling agents Bagshaws ,Bakewell Office, 01629 812777

Services

Mains electric and water are connected. There is an oil fired central heating boiler and a septic tank.

Fixtures and Fittings

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

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. The property has the benefit of a right of way over the neighbouring property and parking of two vehicles. Please refer to the auction legal pack for more information.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion

Local and Planning Authority

High Peak Borough Council, Buxton Town Hall, Market Place, Buxton SK17 6EL.

The property benefits from an historic planning permission granted for a two storey extension to the side.

EPC

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Council Tax

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Method of Sale

The property is for sale by Private Treaty.

Vendors Solicitor

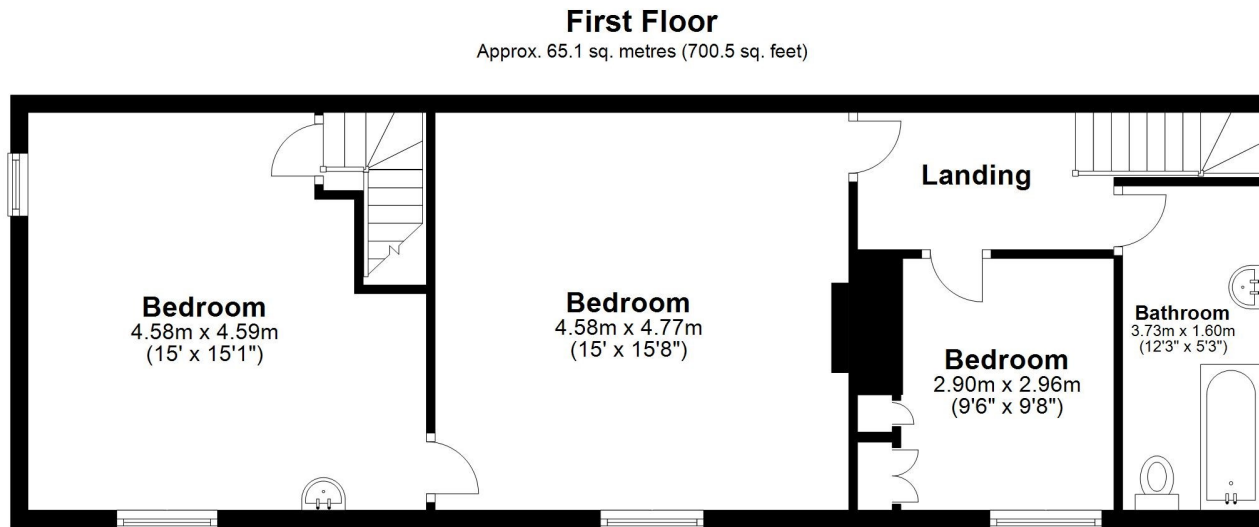
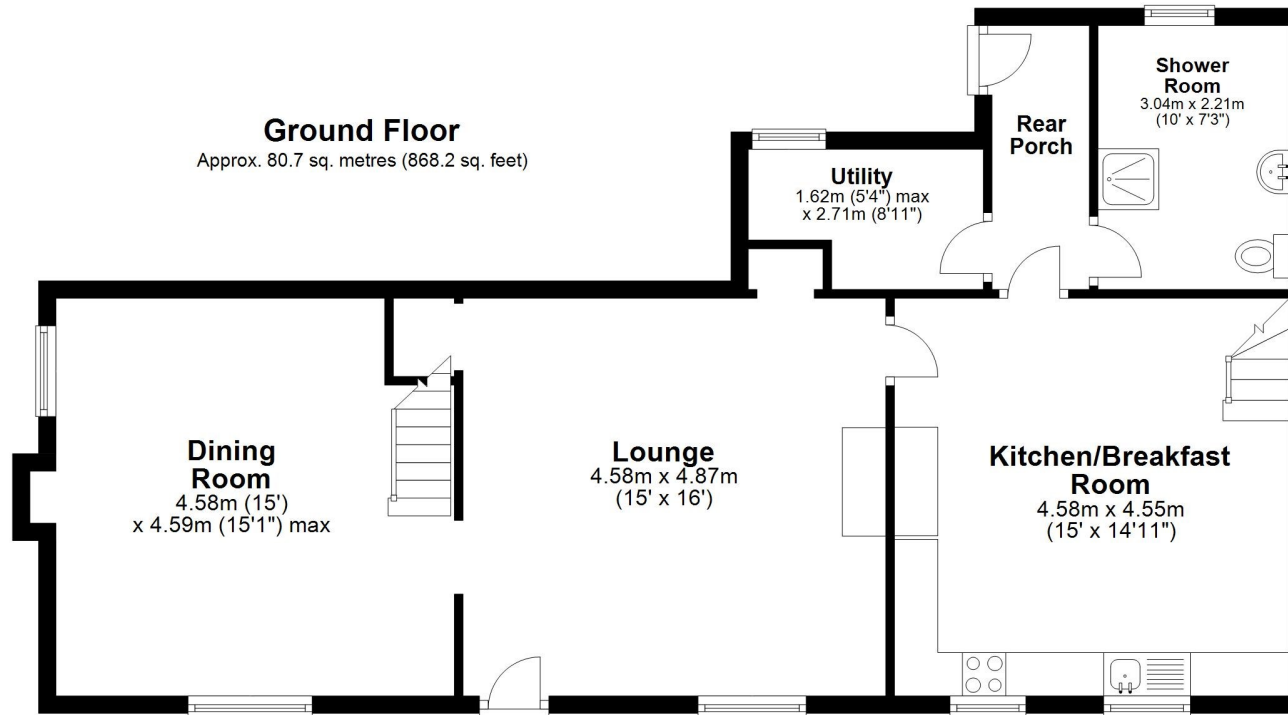
Cooper Sons Hartley and Williams.,

Money Laundering Regulations 2017

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

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.



Total area: approx. 145.7 sq. metres (1568.7 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the





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