



Treeneuk

Woolley Moor

Treeneuk
Ashover New Road
Woolley Moor
Alfreton
Derbyshire, DE55 6FF



3 + 2



3



2



2.19 ac



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A truly unique offering of a stone-built detached dwelling set within 2.19 acres (0.89 hectares) of stunning surrounding grounds and landscaped gardens with a private rural outlook, offering spacious accommodation across two floors .
The property lends itself to those seeking a smallholding, or the 'country lifestyle', with much land and surrounding scenery to enjoy.

For Sale by Private Treaty

Offers in the region of:

£795,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







Treeneuk

Location:

Treeneuk is situated within the peaceful rural village of Woolley Moor, which offers a range of amenities including a primary school, garden centre, Church/village hall and a public house. Nearby towns include a wider range of amenities and facilities, including; Matlock to the west (5.5 miles), Chesterfield to the north (7.5 miles), Mansfield to the east (12.1 miles), and Bakewell to the to the northwest (13.0 miles). The cities of Derby, Nottingham, and Sheffield are each within an hours commute, south and north respectively. The area is renowned for its beauty and offers many local walks, bridleways, trails, and outdoor activities, such as Ogston Reservoir.

Description:

Treeneuk offers a stunning, stone-built detached property set within 2.19 acres (0.89 hectares) of surrounding grass and woodland, providing a true sense of 'countryside living'. The property offers ample space for family living with accommodation spread across two floors and briefly comprising a large kitchen diner, sitting and dining rooms, a conservatory, utility and porch areas, three bedrooms, two further converted attic bedrooms and a family bathroom.

Externally, the property offers great potential with ample driveway and gardens, and complete privacy to the rear providing outdoor patio areas. The grass and woodland suits those with smallholder and/or equestrian interests with much potential for small livestock and amenity pursuits.

Situated in a stunning rural location, Treeneuk boasts both countryside views and accessible road links to larger towns and cities, perfect for those wishing to commute. There are many nearby walks, trails, bridle paths and beauty spots to enjoy, with the Peak District National Park being within close proximity.

Directions:

From the centre of Matlock, head east on the A615 out of town, passing through the village of Tansley before bearing left onto B6015, just after the garden centre. Continue along that road for approximately 2.7 miles, then turn left onto Badger Road and signposted for Woolley Moor. Head into the village and at the end of the road take a sharp right turn, signposted Stretton. The property can be found on your left-hand side approximately 400 yards along, and indicated by our 'For Sale' board.



Accommodation:

The accommodation on offer is generously-sized, offering plentiful space for family-living, and briefly comprising on the ground floor, entrance from a large front porch into a hallway. From the hallway, the sitting room hosts a gas fire and French doors to the front with access onto the lawns, giving dual aspect views and a good-sized entertaining space. A dining room offers further living space and access through to the conservatory, allowing much light into the house. The dining kitchen locates to the rear of the house and provides a good-sized room with fitted units finished to a good standard, as well as a utility room and rear porch to provide further storage and laundry areas.

The ground floor provides a master bedroom, with dual aspect windows providing views across the surrounding land, with a modern fitted ensuite. Two further rooms locate on the ground floor, a double bedroom and an office space/single bedroom, with a spacious family bathroom along the hallway offering a recently refurbished suite of basin, w/c, bath, and shower.

The first floor offers two attics rooms with sky lights to the roof allowing much natural light to flood the rooms, the rooms could be utilised as bedrooms, office space or nursery/play room.

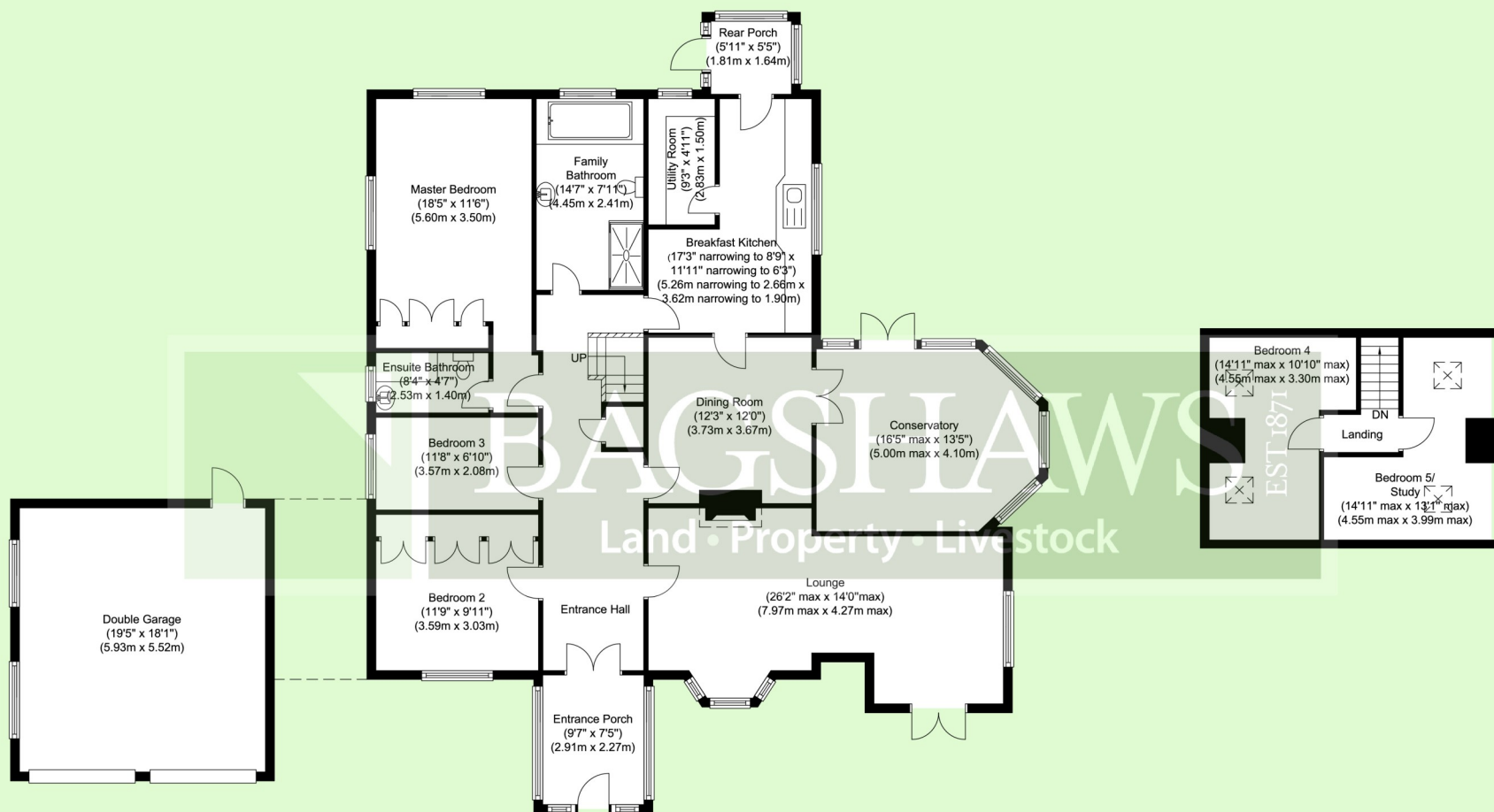




Garage

Ground Floor

First Floor



Treeneuk, Ashover Road, Woolley Moor D55 6FF

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



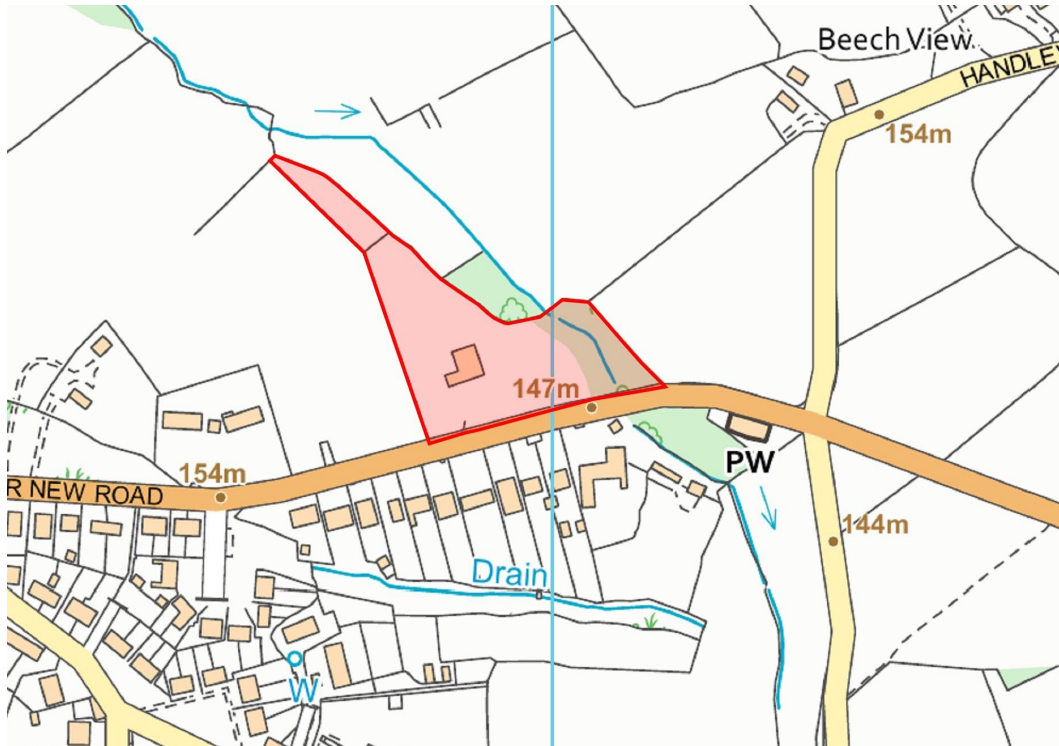
Externally:

Treeneuk benefits from a spacious plot, offering 2.19 acres (0.89 hectares) of surrounding lawned gardens and woodland. A paved driveway leads from the road and provides ample private parking for multiple vehicles to the front of the dwelling. A secluded patio area situates to the rear of the dwelling, shielded from the road and giving space for outside dining and entertaining. The grassland on offer wraps around the dwelling, providing sufficient space for those with ambitions to keep small livestock and/or horses. Alternatively, there is opportunity for the 'green-fingered' purchaser to develop established gardens, alongside the amenity of the woodland adding to the 'country lifestyle'. The land at the property allows potential for the erection of stabling or small outbuildings, should one wish, all subject to the necessary planning consents.

There is a stone-built, double garage to the side of the dwelling offering indoor parking for vehicles and/or further storage.







General Information

Services:

The property benefits from mains water, electricity, drainage, and a gas fired heating system.

Fixtures and Fittings:

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

Tenure and Possession:

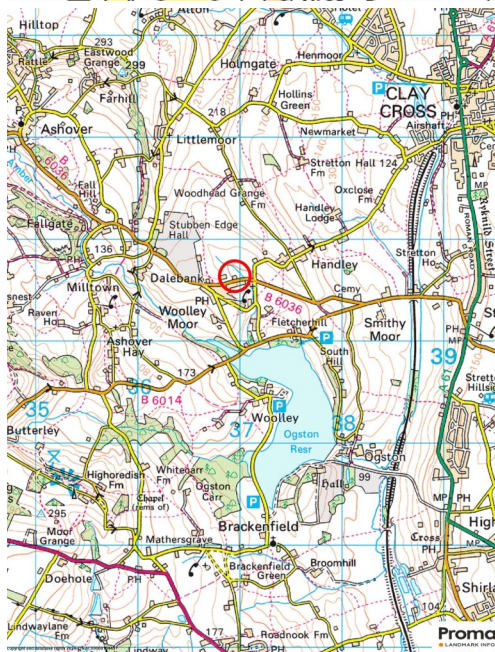
The property is sold freehold, with vacant possession granted upon completion.

Sporting Rights:

It is understood that these are included in the sale as far as they exist.

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.



Agents Note;

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.

Council Tax Band: G

EPC Rating: D

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire, S42 6NG

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

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



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