



# Grange Lea

Reapsmoor



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Reapsmoor

Buxton

Derbyshire SK17 0LG



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The sale of Grange Lea presents an opportunity to acquire a small, two-bedroom dormer bungalow of 1970s breeze block with facing stone construction, nestled in the Peak hamlet of Reapsmoor. The property requires complete renovation throughout, but holds great potential for the purchaser to put their own stamp on the property.

Please note, the property is sold subject to an agricultural occupancy condition.

## Guide Price:

£385,000



Bakewell Office - 01335 342201

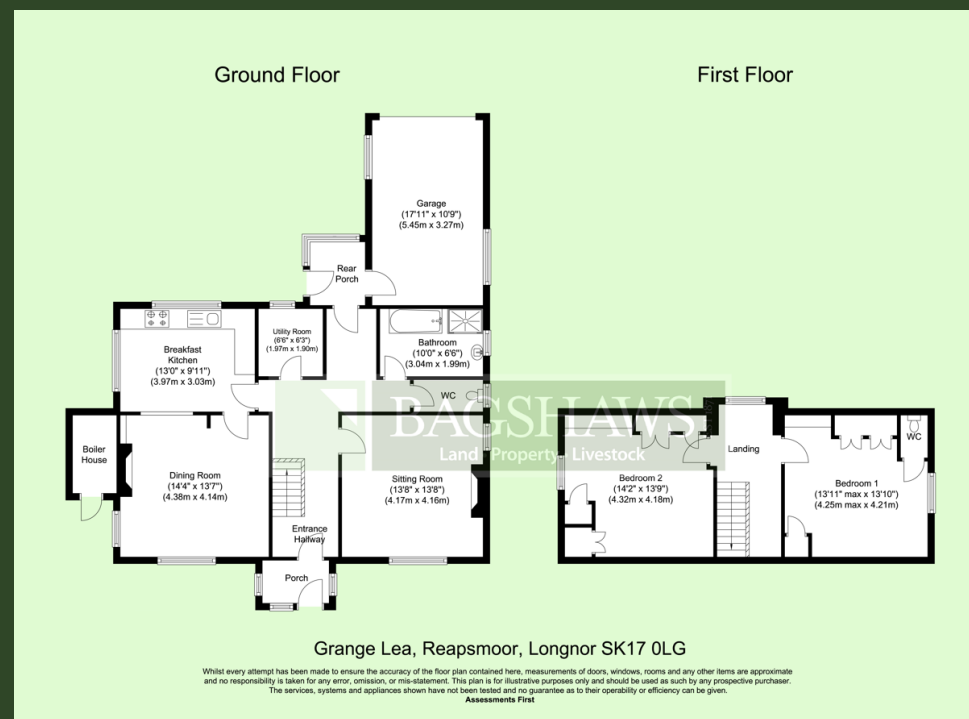


bakewell@bagshaws.com

### Description:

The property briefly comprises a small, two-bedroom dormer bungalow of 1970s breeze block with facing stone construction, with a slate tiled pitched roof. To the ground floor, the property features a front and rear entrance porch, integral garage, living room, kitchen with fitted wall and base units, pantry, dining room, bathroom with bath, shower and hand-basin, and W/C. Rising to the first, the property includes two double bedrooms.

Externally, the property is approached by a tarmacked driveway, leading to off road parking towards the front of the dwelling. The property also benefits from lawned gardens to the front and rear.



**Location:**

Grange Lea is situated in a rural setting between the villages of Longnor and Warslow, located within the Peak District National Park. Nearby villages provide a range of basic amenities including a primary school, Church, village hall and a public house and village shops within 2 miles. The market towns of Bakewell (11.5 miles) and Leek (9 miles) have a larger range of facilities including high street shops, doctor's surgery, public houses, primary and secondary schools, supermarkets and fuel stations.

**Directions:**

What3words: ///replenish.solder.inspects

**Services:**

The property is serviced with mains water, electric, and drainage via private means.

**Tenure and Possession:**

The property is sold freehold with vacant possession upon completion.

**Fixtures and Fittings:**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

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

The property will be sold subject to rights of access across the driveways.

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 by Private Treaty.

**Vendor's Solicitors:**

Bowcock & Pursaill, 54 St. Edwards Street, Leek, Staffordshire ST13 5DJ

Tel: 07811 756101

**Local Authority:**

Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek, Staffordshire, ST13 6HQ

Tel: 0345 605 3010

**Council Tax Band: E****EPC: TBC****Planning Authority:**

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE. Please note that the occupation of the dwelling is subject to and 'agricultural occupancy restriction'. Further details are available on request.

Tel: 01629 816200.

**Viewings:**

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or e-main: Bakewell@bagshaws.com.

**Agents Notes**

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.





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