



Wash Hills House Brassington

**Wash Hills House
The Green
Brassington
Matlock
DE4 4HB**



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A unique smallholding boasting a popular rural village location, offering a three-bedroom, detached imposing farmhouse in need of internal modernisation, a range of traditional agricultural outbuildings, together with an adjoining grassland paddock totalling 2.24 acres (0.91 hectares). The property offers an exciting opportunity for those with equestrian, amenity and/or smallholder interests.

The Property is for sale by Private Treaty.

**Guide Price:
£750,000**



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Wash Hills House:

Location

Brassington is an extremely sought-after rural village, surrounded by Derbyshire countryside whilst remaining very accessible. The village benefits from having an array of local amenities most of which are within walking distance from the property including country pubs, a church, playground and primary school. Brassington benefits from being only 5.3 miles from the popular neighbouring town of Wirksworth, 7.1 miles from the town of Ashbourne, 8.3 miles from the town of Matlock, and 11.3 miles from the town of Bakewell, all of which offer a comprehensive range of facilities. The cities of Derby, Sheffield and Nottingham are each within a 30 miles commute. Brassington sits just outside of the Peak District National Park, offering excellent opportunities for walkers, climbers, cyclists and outdoor enthusiasts alike with a vast network of footpaths and trails in close proximity.

Description

The sale of Wash Hills House offers opportunity to acquire a smallholding with great potential, on the edge of a sought-after, rural Derbyshire village. Just across the border of the Peak District National Park, Wash Hills House benefits from an array of local beauty spots and rural scenery, providing a peaceful yet accessible 'family home' setting. This property offers a traditional three bedroom dwelling in need of internal modernisation but boasting huge potential with generously-sized accommodation. Externally, the property provides well-maintained garden areas, a range of traditional outbuildings each flexible in their uses and potentially offering a conversion project (subject to the necessary planning consents), and an adjoining paddock all extending to approximately 2.24 acres (0.91 hectares).

The property offers a rare opportunity bringing both village and rural life together, and suiting those seeking a smallholding, an equestrian property, and/or the amenity aspects of life.

Directions

From the centre of Ashbourne head northeast on B5053 and continue along that road for approximately 5 miles, passing through the village of Kniveton. Going past The Knockerdown Inn on your right hand side, take the first left after, approximately 300 yards along. Follow that lane for 1.3 miles into the village of Brassington, Wash Hills House is the first property on the right hand side. Viewings are strictly by appointment only.

What /// Words: apprehend. steer.closed



Farmhouse:

Wash Hills House provides good-sized accommodation throughout, perfect for family living, and suiting those seeking a renovation project as internally the property would benefit from modernisation, however boasts much potential. The accommodation is spread across two floors with the potential to extend further or reform the layout should one desire (subject to consent).

Welcomed through the front door into an entrance hallway with stairs up to the first floor the accommodation passes through to the sitting room hosting a fireplace. Through to the dining kitchen at the rear of the farmhouse, with fitted units, dual aspects windows offering views over the gardens, and a second external access via a hallway to the side. A pantry/utility room offers a useful, good-sized space with traditional stone thravls, with a lounge/dining room offering further living space boasting a fireplace.

The first floor offers three generously-sized bedrooms, and a large family bathroom. The layout of the first floor offers much opportunity to alter the layout should a purchaser wish, and add a fourth bedroom and/or an ensuite/ second family bathroom.





Buildings:

The buildings at Wash Hills House sit to the south of the house, offering a range of traditional agricultural outbuildings and garden stores, each suited to a range of uses and offering much potential, suiting those with smallholder interests.

Ranging in size, the buildings are in relatively good heart and will provide housing for horse and small livestock, as well as being suited to general stores and workshop spaces. The smaller outbuildings briefly comprise a detached stone-built garage with an up-and-over door, and block and brick built garden stores/coal house nearest to the farmhouse.

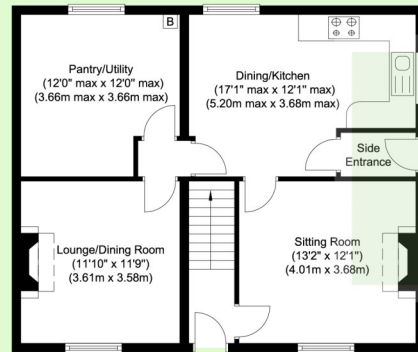
A single-storey, stone-built barn lays against the roadside, under a pitched tiled roof, internally divided into loose boxes and storage spaces. The barn has pedestrian and vehicular opening to the front and back, and offer ample opportunity for conversion into rented, ancillary, or holiday accommodation with the benefit of the tourist attractions on the doorstep (subject to all the necessary planning consents).

Land:

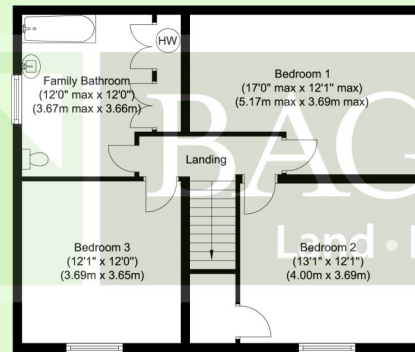
The land adjoins the house and buildings, is all down to grass suitable for grazing, and extends to approximately 2.24 acres (0.91 hectares). The land is bounded by dry stone walling, mature hedgerow and post and wire fencing, gently sloping down towards the road. The acreage on offer is a pleasant size, suitable for those with smallholder, amenity and equestrian interests, providing the 'country lifestyle'.



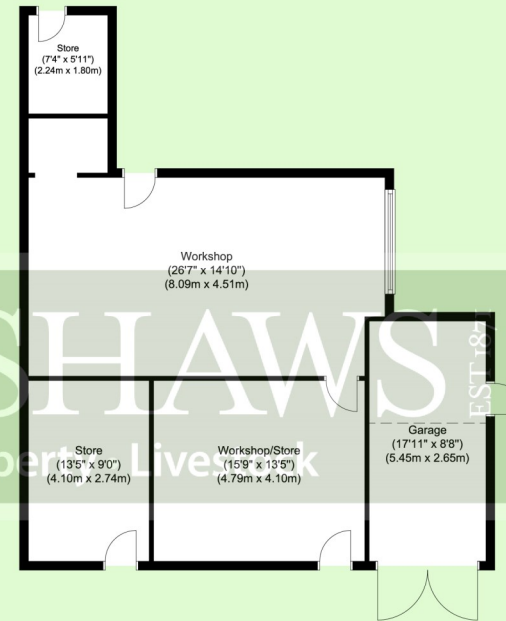
Ground Floor



First Floor



Barn



Outbuilding



Wash Hills House, Brassington DE4 4HB

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



General Information

Viewing

Strictly by appointment through the selling agents Bagshaws Bakewell Office.

Services

The property benefits from mains water, electricity, and drainage, with oil fired central heating.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements

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

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Local Authority

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

Broadband Connectivity

Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

Mobile Network Coverage

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

Method of Sale

The property is for sale by Private Treaty.

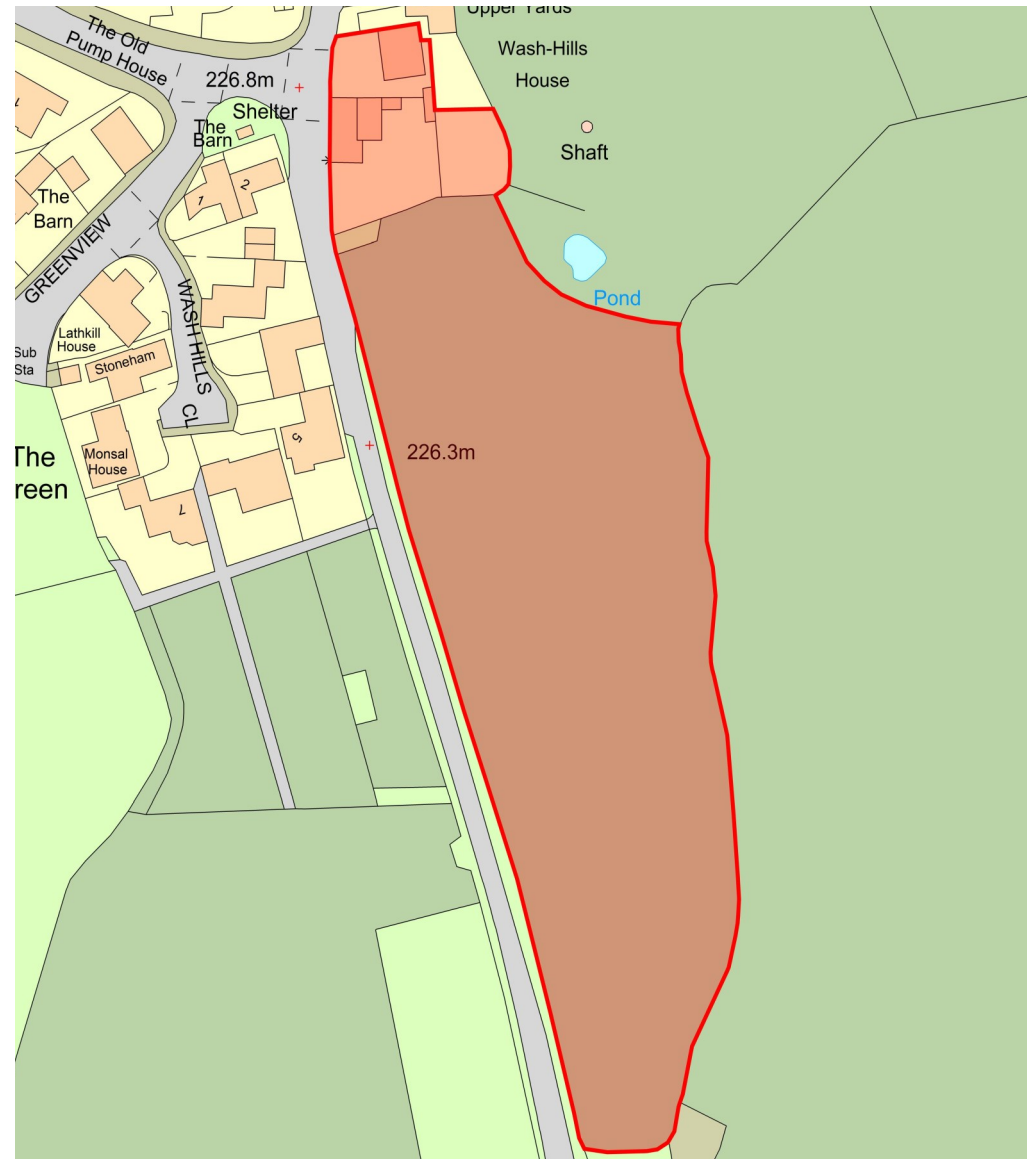
EPC- E Council Tax - F

Parking

Parking is available on the driveway/yard area for multiple vehicles.

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. The property is being sold on behalf of a Bagshaws employee.





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