



Highfield Bungalow

Melbourne



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Cockshut Lane

Melbourne

Derby

Derbyshire DE73 8DG



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3.47ac

Being situated in a highly desirable location, the property includes a light and spacious bungalow, useful garage and workshop together with gardens, orchard and adjoining paddock.

The property extends to 3.52 acres (1.423 hectares).

Please note that the occupation of the dwelling is subject to an Agricultural Occupancy Restriction.

Guide Price: Offers in the region of £575,000



Bakewell Office - 01629 812 777



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Description

Highfields Bungalow has a mix of elements that will undoubtedly appeal to a range of purchasers. There is a spacious bungalow, garage and versatile workshop. In addition, pleasant gardens surround the dwelling which lead out onto the orchard and paddock.

It is considered that the property would appeal to those with equestrian, horticultural or environmental interests, amongst others.

The brick built bungalow offers light and spacious four bedroomed accommodation and retains some original features from when it was constructed. A central hall gives access to all rooms which includes the kitchen, pantry, lounge, four bedrooms and bathroom. It is noted that two of the bedrooms overlook the front garden and have lovely bay windows. These could be used for additional living space if required.

The kitchen is fitted with a range of cupboards and drawers, with plenty of space for a table. Leading on can be found the rear hall, with cloakroom, and most delightful conservatory. The conservatory has the most wonderful outlook to the north.

It is noted that the occupation of the dwelling is subject to an agricultural occupancy restriction.

A patio lies adjacent to the conservatory whilst more formal gardens lie to the side and front of the bungalow. The front gardens are private and bounded by high hedges.







Location

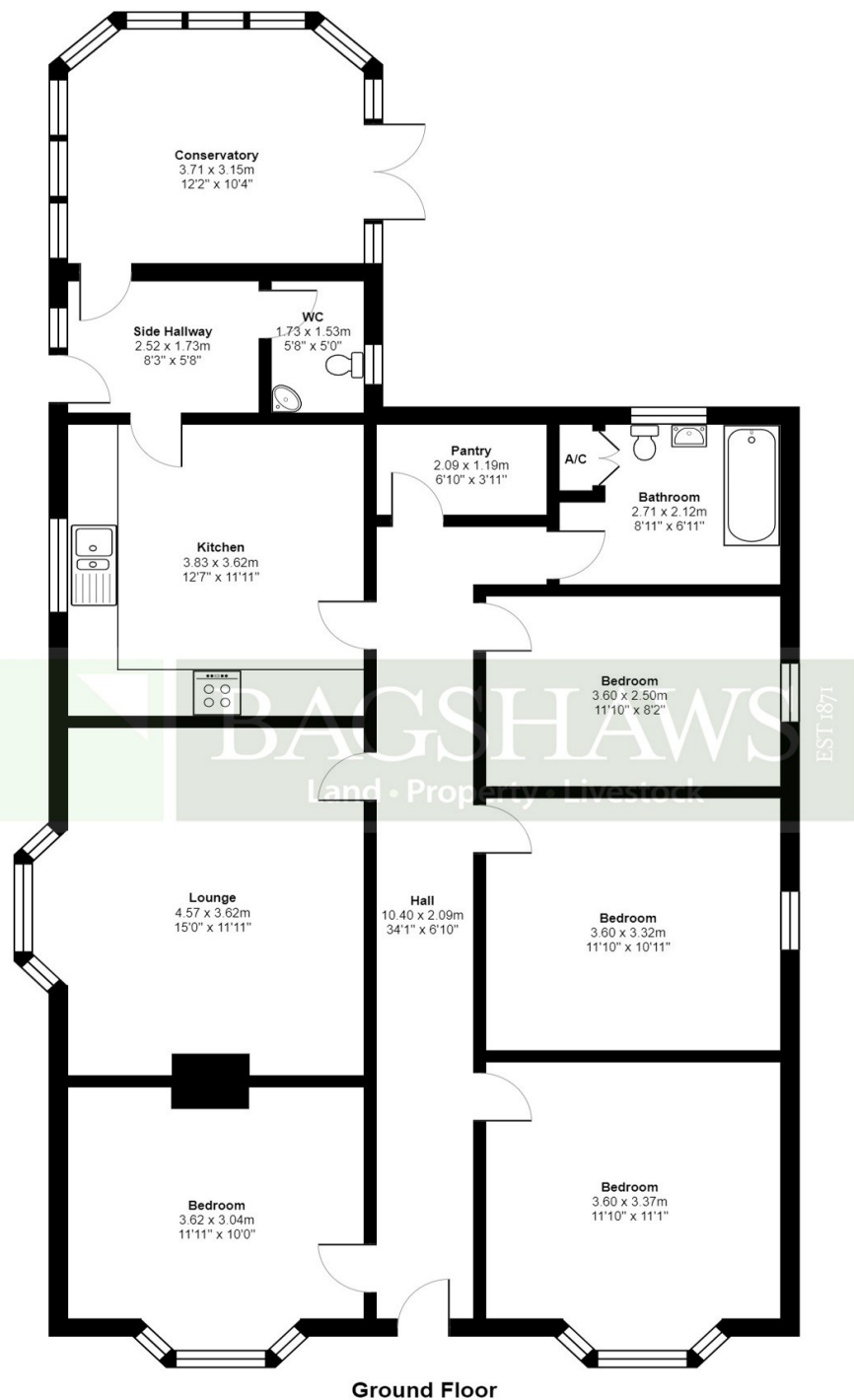
The property occupies a rural location with a delightful outlook over the surrounding countryside, yet it remains accessible and is not isolated. Highfields is a private lane off Cockshut Lane that serves a number of properties, however it lies just over half a mile to the west of the sought after market town of Melbourn. Within the town can be found a range of independent shops, cafes, pubs and restaurants.

The property is within striking distance of a number of both primary and secondary schools, whilst there is an abundance of leisure activities in the area and visitor attractions such as Calke Abbey, The National Arboretum and The National Forest.

Commuting can be done with ease, with the M1 being a short distance away. Both East Midlands Airport and East Midlands Parkway for access to the railway network can be reached within 15 – 20 minutes.







All measurements are approximate and for display purposes only



Garage

All measurements are approximate and for display purposes only



Externally

A short distance from the bungalow can be found the very useful stone built garage and workshop. A particular benefit of the property is the land. Not only does it give the occupier of the bungalow control over the immediate outlook, but it also provides opportunities for equestrian, smallholding or environmental interests. The land itself is level in nature and therefore versatile in its use. Adjoining the field is a productive orchard, with variety of fruit trees.

Overall, there are many attributes to this property that will undoubtedly appeal, and inspection is thoroughly recommended.



General Information

Services:

The property benefits from mains water, gas and electric. Drainage is to a septic tank.

Tenure and Possession:

The property is sold Freehold with vacant possession.

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. In particular, there is a right of way from the Council highway (B587) to the property. There are shared maintenance obligations within the deeds to the property.

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.

Local Planning Authority:

South Derbyshire District Council <https://www.southderbyshire.gov.uk/>

Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: Bakewell@bagshaws.com.

Occupancy Restriction:

The occupation of the dwelling is restricted to those who satisfy what is commonly known as an 'Agricultural Tie'. The planning consent which imposed this is covered in a Section 52 agreement dated the 30th June 1986 and which stated 'In consideration of the Council granting planning permission in respect of the application the Owner hereby agrees to limit the occupation of the detached bungalow situate on the said land edged blue and known as "The Bungalow" to the family and/or dependants of a person employed wholly in agriculture as defined in section 290 of the 1971 Act or in forestry'. Further details are available upon request.

Broadband and Mobile Coverage:

We understand that broadband is connected to the property. See Ofcom Link: <https://checker.ofcom.org.uk/>

Council Tax Band: D

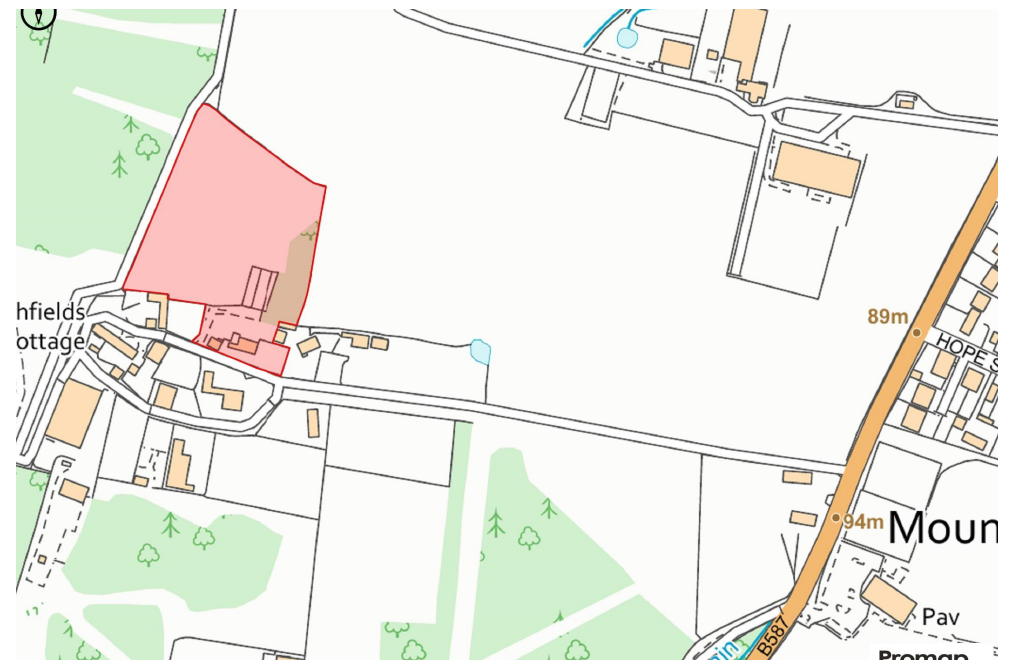
EPC: TBC

Method of Sale:

This property is offered to the market by way of private treaty.

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 and based on information available at the time of printing.







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