



Belmont
Curbar



**Belmont
Cliff Lane
Curbar
S32 3WD**



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Belmont offers an attractive three Bedroom stone built mid terraced property with exceptional far reaching views over adjoining countryside and towards the Chatsworth estate, benefitting from attractive gardens and off road parking in the form of a single garage, the property hosts flexible living accommodation in a much sought after location.

Guide Price:

£350,000



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com



Ground Floor

Entering into the rear porch which leads to an attractive, bright Kitchen with good sized Dining Room adjacent which benefits from built in under stairs storage, both the Dining Room and Living Room benefit from impressive far reaching views over the valley.



First Floor

Belmont has three Bedrooms all benefitting from attractive views over adjoining countryside, over the valley towards Chatsworth and towards Curbar Edge. The Family Bathroom is well presented and a good size.

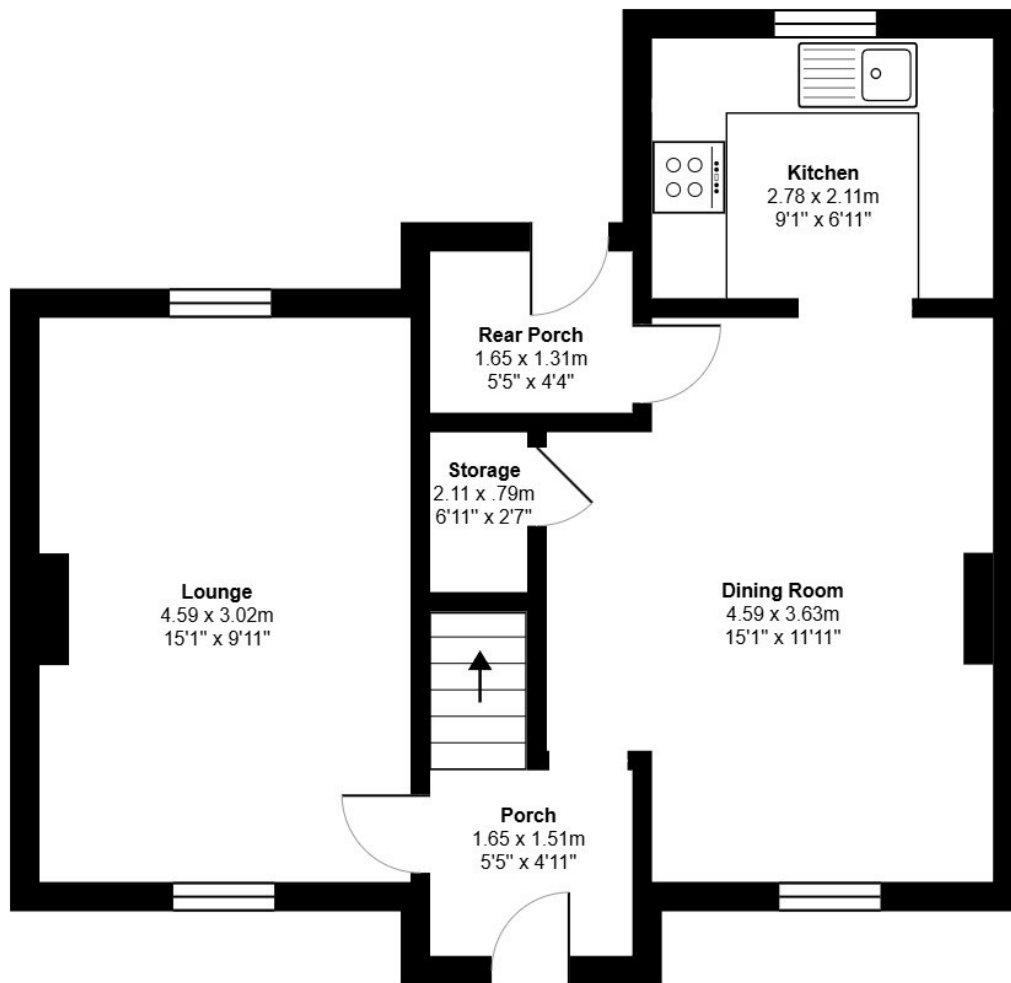
Attractive accommodation offers flexible space for a variety of buyers and would offer an attractive family home or investment property.



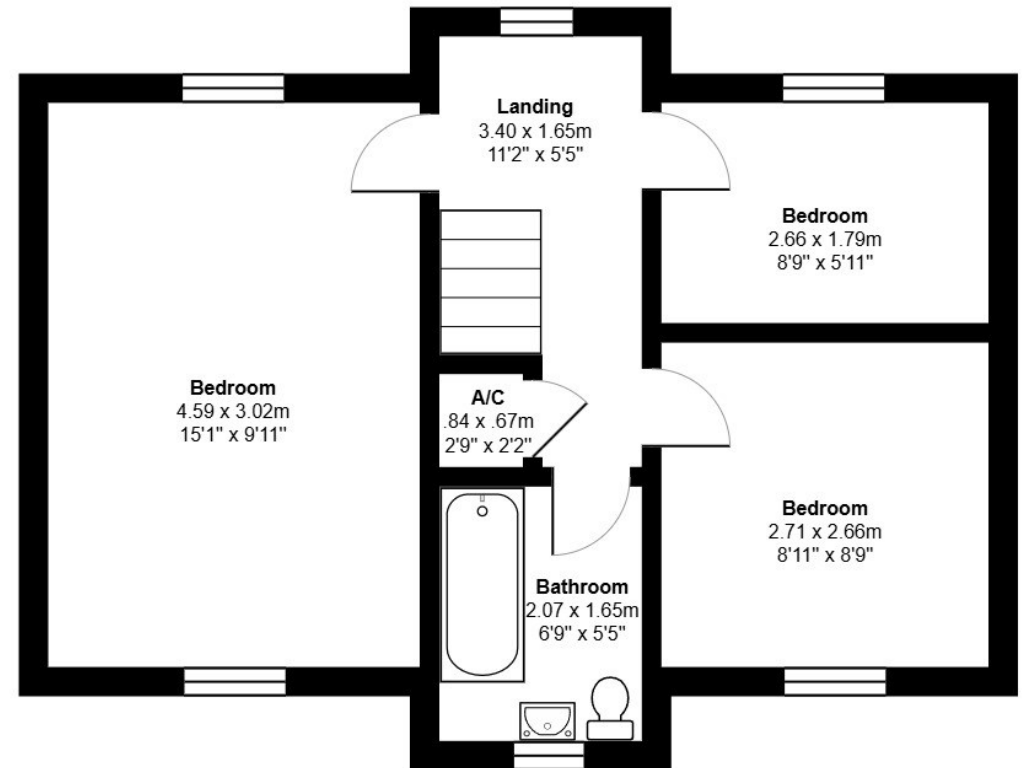
Externally

Access off Cliff Lane, the property benefits from a single garage offering off road parking or storage space. To the front of the property lies an attractive south facing garden which also benefit from far reaching views.





Ground Floor



First Floor

All measurements are approximate and for display purposes only

General Information

Services:

The property benefits from all mains services, gas, electricity, water and drains. The property is served by Gas Central Heating and Double glazed windows.

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. The property will benefit from a right of way over the lane to the rear, leading to the garage. The neighbouring property to the East will benefit from a right of way over the rear of the property for their vehicular and pedestrian right of way.

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:

 Peak Park Planning Authority.

Directions:

From Calver village, at the "Calver Crossroads" travel Eastbound on the "Kingsgate" or A623, pass Calver Bridge and the Bridge Inn, after approximately 500m a left hand turn onto Cliff Lane will direct you towards the property, after another 500m the property will be found on the right hand side.

Viewings:

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

Council Tax Band – D

EPC – E

Method of Sale: The property is for sale by private treaty.

Solicitors—To Be Confirmed.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

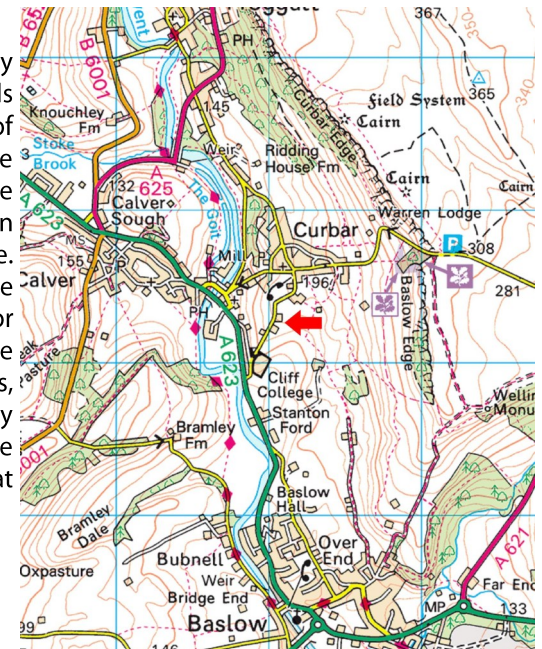
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

There is a Single Garage.

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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