



Lindum  
Curbar





**Lindum  
Cliff Lane  
Curbar  
S32 3WD**



**3/4**



**3**



**2**



**E**

Lindum offers a substantial three bedroom detached dormer bungalow, with unrivalled far reaching views over adjoining countryside and the Chatsworth estate, including an uninterrupted view of Chatsworth House. The property benefits from off road parking in the form of detached garage and boasts a south facing rear garden.

Lindum brings to the market an attractive opportunity to acquire a family home in an exceptionally desirable area.

**Guide Price:**

**£650,000**



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com





# Ground Floor

Lindum benefits from three large reception rooms, the Dining Room and Sitting room provide stunning far reaching views over the valley and frame Chatsworth House, with attractive, modern Kitchen and downstairs Bathroom the property offers flexible accommodation and could host a fourth Bedroom or Office to suit needs of the purchaser.





## First Floor

With three, good sized Double Bedrooms all benefitting from attractive, far reaching views over the adjoining open Derbyshire Countryside and towards local points of interest such as Curbar/Baslow edge and the Chatsworth estate.

There is a Family Bathroom comprising of low flush w/c, pedestal sink and bath.



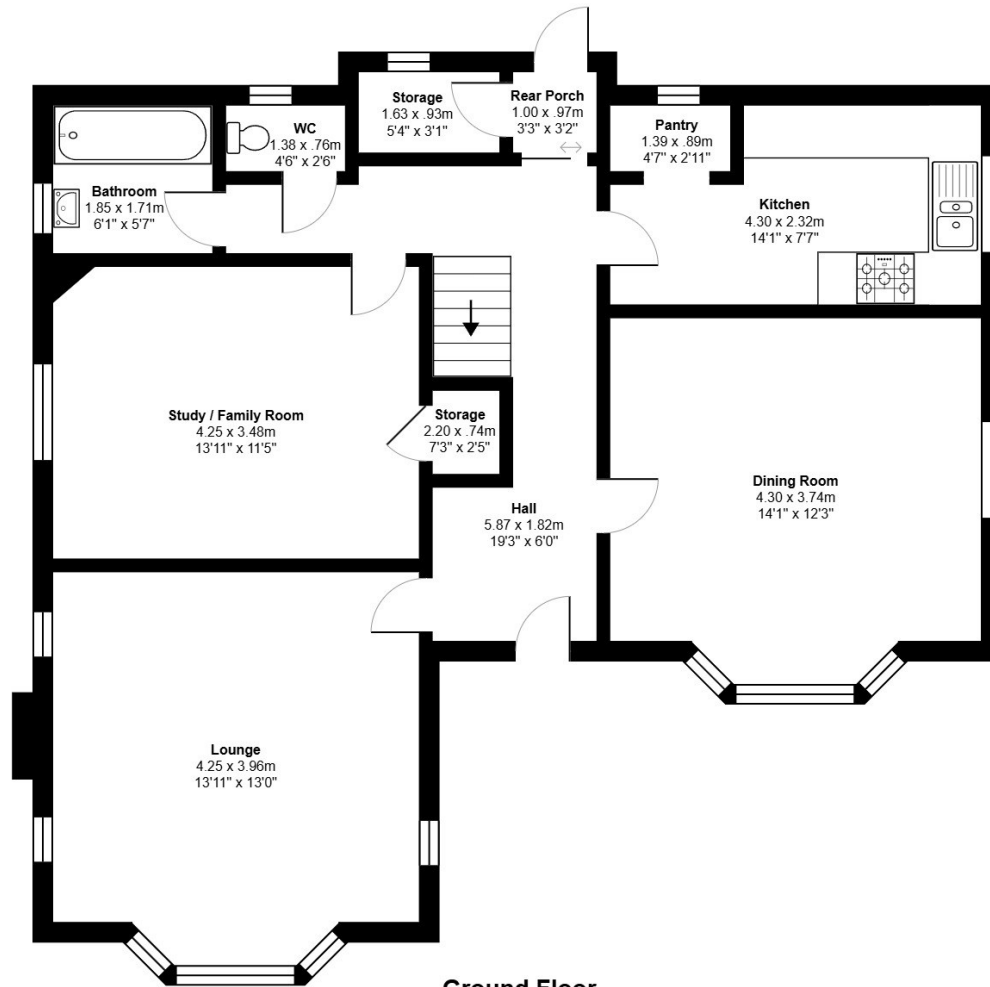


# Externally

Access off Cliff Lane the property benefits from a detached double garage, with additional parking space to the rear granting ample parking for multiple vehicles, the lawn to the rear is south facing and enjoys stunning, uninterrupted views over the nearby open Derbyshire Countryside towards the Chatsworth estate including a picturesque view of Chatsworth house.







**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only



# General Information

## Services:

Lindum has mains water, drainage, electricity and gas, with gas fired 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 benefits from a right of way over the access lane.

## 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 – G**

**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:

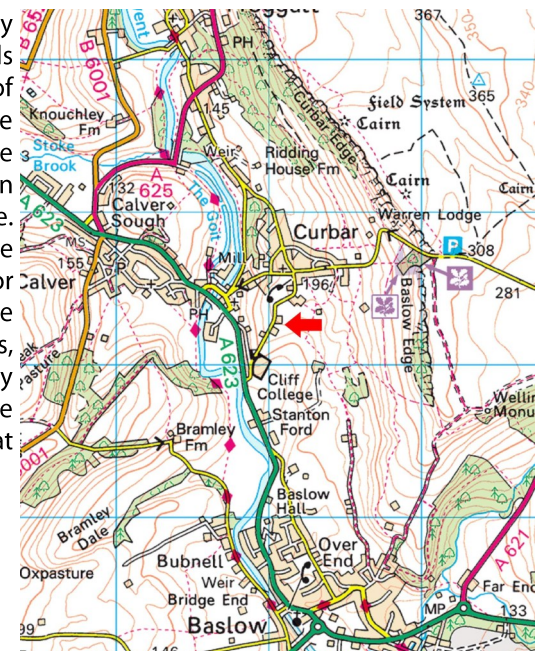
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Parking:

There is a detached garage and drive.

## 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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**CAAV**

