



The Coach House Matlock Bath



**The Coach House
St Johns Road
Matlock Bath
Derbyshire DE4 3PQ**



0.31 ac



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TBC

An attractive opportunity to acquire a detached stone built property in an elevated position providing far reaching views, the property presents flexible accommodation in need of general modernisation, together with a parcel of woodland to the rear.

The property is to be offered For Sale by Public Auction on Monday 19th May 2025 at the Agricultural Business Centre Bakewell DE45 1AH

Guide Price £295,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is situated on the outskirts of Matlock Bath, in a peaceful setting whilst having nearby amenities in the town of Matlock (2.0 miles). Further nearby towns include Wirksworth to the south (4.4 miles), Belper to the southeast (8.9 miles), Bakewell to the northwest (9.1 miles), and Ashbourne to the southwest (11.0 miles). The cities of Derby, Nottingham and Sheffield are each within 25 miles respectively from the property.



Description:

An attractive former coach house which has been converted to offer an attractive four double bedroom property, with flexible open plan living space to the ground floor. Hosting a desirable opportunity for a renovation project the property benefits from character features such as flagstone floors, fireplaces, beams and period windows.

The property benefits from off road parking, a courtyard garden and lawned garden, providing far reaching views over the Derwent Valley and beyond. The re is also a parcel of woodland to the rear of the property all extending to 0.31 acres.

Directions:

From Matlock Crown Square, take the bridge over the river and bear left onto Dale Road. Pass under the railway bridge and after around 250m turn right onto St Johns Road. Rise up St Johns Road for around 200m and the driveway is on the right, on a sharp bend (opposite the road which forks to Common Wood).

Mineral , Timber and Sporting Rights:

Included as far as they exist.

Services:

Mains water, drainage, electric and gas are connected.

Council Tax Band : E**Viewing:**

Viewings to be arrange by appointment only through the Bakewell office—01629 812 777

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist

whether or not they are defined in these particulars.

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.

Vendor's Solicitors:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, Derbyshire, DE4 3LZ

Local Authority:

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

Broadband Connectivity:

It is understood that the property does not have broadband service. 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.

Method of Sale:

This property is to be sold by Auction on the Monday 19th May 2025 at 3 pm. The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH.

Deposits and Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract

of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale:

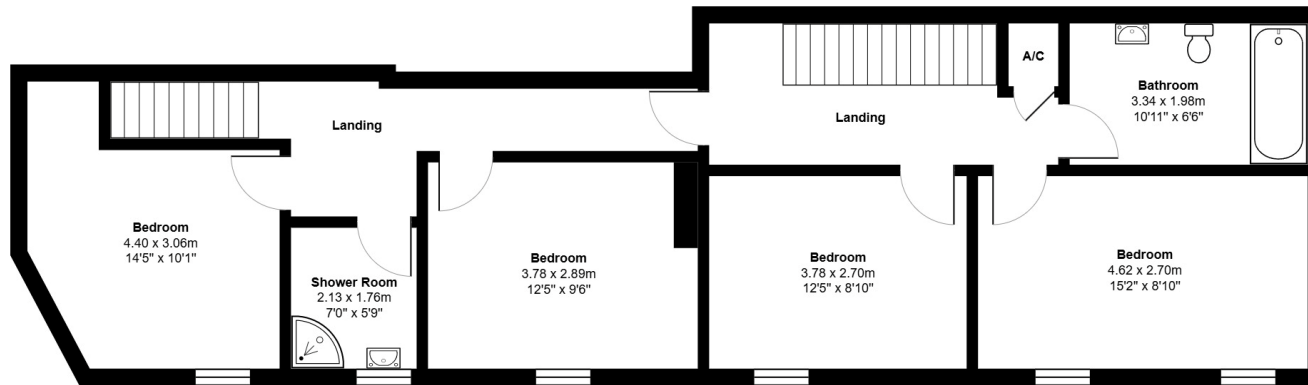
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Money Laundering regulations 2017:

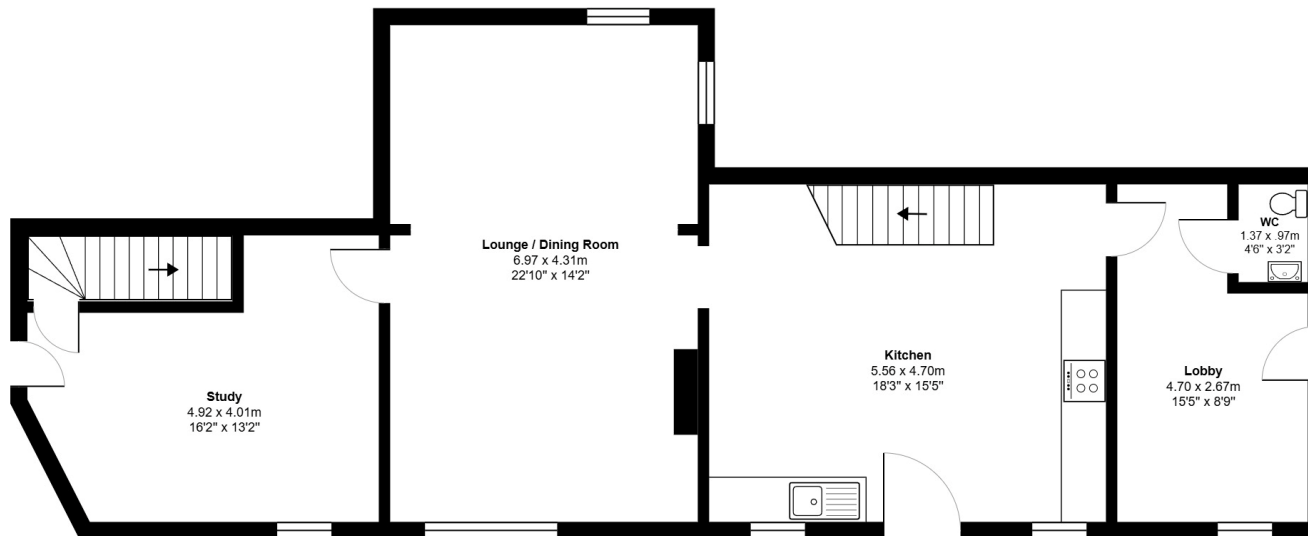
Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

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.



First Floor



Ground Floor

All measurements are approximate and for display purposes only





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