



The Hollow

Little Longstone, Bakewell



The Hollow
Little Longstone
Bakewell
Derbyshire DE45 1NN



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The Hollow presents an exciting opportunity to acquire a charming country property offering an impressive traditional dwelling seeking internal modernisation together with a detached former coach house suggesting potential for conversion (subject to planning consents), and extensive attractive gardens totalling a plot of approx. 0.66 acres. The property will appeal to those seeking a renovation project in a sought-after rural location within the Peak District National Park, offering a taste of the 'country lifestyle'.

For Sale by Private Treaty

Guide Price: £1,300,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





The Hollow

Location:

The Hollow occupies a picturesque setting in a highly sought-after Peak District village of Little Longstone, surrounded by stunning rural views across the Derbyshire countryside. Little Longstone benefits from a popular country pub whilst the neighbouring villages of Great Longstone (0.8 miles) and Ashford-in-the-Water (2.0 miles) each provide an array of basic amenities including further popular country pubs, convenience stores, Churches, tea rooms, and a primary school. Further nearby towns and villages offering a wider range of amenities include the market town of Bakewell (3.4 miles), Tideswell (5.1 miles), Matlock (11.9 miles), and Buxton (12.2 miles). The city of Sheffield is just 17 miles to the northeast, allowing for easy commutability. The property is in the heart of the Peak District boasting excellent opportunities for walkers, climbers, cyclists and outdoor enthusiasts alike with a vast network of footpaths and trails in close proximity.

Description:

The Hollow presents an exciting and unique opportunity to acquire an imposing country dwelling together with a former coach house and breathtaking gardens set within a plot of approximately 0.66 acres. Internally, the property seeks modernisation throughout, providing a desirable 'blank canvas' and boasting ample opportunity to renovate to a purchasers taste with extensive accommodation on offer. The Coach House gives potential for conversion, subject to the necessary planning consents, for those seeking additional detached accommodation separate from the main dwelling. The gardens lay to the south with impressive borders and planted shrubbery creating a pleasant outlook and much space for those who are seeking the 'country lifestyle', overlooking undisturbed Derbyshire countryside. .

Directions:

From Bakewell town centre head northwest on the A6 Buxton Road and follow the road for approx. 1.3 miles, turn right onto A6020 signposted for Chesterfield. Bear left into the village of Ashford-in-the-Water, and then turn right opposite The Ashford Arms onto Greaves Lane signposted for Monsal Head. Continue along the B6465 for approx. 1.5 miles climbing up the hill, and then turn right opposite the Monsal Head Hotel onto Butts Road. Follow the lane down into the village of Little Longstone, the property can be found approx. 0.4 miles down on the right hand side and indicated by out 'For Sale' board.

What3Words: //values.cargo.resolved

Accommodation

The Hollow offers a grand, traditional three storey stone-built dwelling with generously sized accommodation in need of modernisation but boasting characterful features throughout including imposing fireplaces, exposed timbers and masonry, and period stone mullion windows. An impressive entrance hall provides a bright and inviting space with external access into the gardens, through to a spacious dining room complete with pleasant window seats offering outlooks across the grounds through the tall windows. A sitting room offers further living space with a bay window to admire the gardens, allowing much natural light to flood the room. The kitchen hosts a traditional quarry tiled floor, adjoining a useful utility space and cloakroom, offering much opportunity to adapt and renovate to a purchasers taste.

Climbing to the first floor, there is a separate WC with hand basin, a master bedroom provides a good-sized space with views through a bay window across the gardens, complemented by an ensuite hosting shower, bath, basin and w/c. Two further spacious double bedrooms locate on the first floor, one offering an ensuite, and a single bedroom. The family bathroom hosts a bath with shower over, basin, and w/c, through to a useful dressing room/storage area. The second floor gives entrance to two good-sized double bedrooms with traditional sash and arched windows, and stone encased fireplaces. A shower room is shared between the two rooms, offering a shower, basin and w/c.

Overall, the house offers ample accommodation for those seeking a large country family home with huge potential for a purchaser to renovate, restore, and put their own stamp and taste on the interiors.





Coach House

Additionally to the dwelling, the property offers a two storey detached stone-built former coach house with much potential for conversion (subject to the necessary planning consents). On the ground floor, the coach house currently offers a double garage/general storage space whilst the first floor is internally divided providing two generously sized rooms with exposed timbers to the ceiling, led from external stone steps. The space provides great flexibility to suit a purchasers preference, and would offer great ancillary accommodation to the main dwelling should one wish to convert for a holiday let, or to accommodate extended family members (subject to consent). A former pantry is built into the ground floor of the coach house, with the traditional thrawl shelving, and flagged floor.

Adjoining the coach house, a stone and timber built car port offers further undercover space with plentiful yard area to the front providing ample private parking for multiple vehicles with gated access from the roadside.





Externally

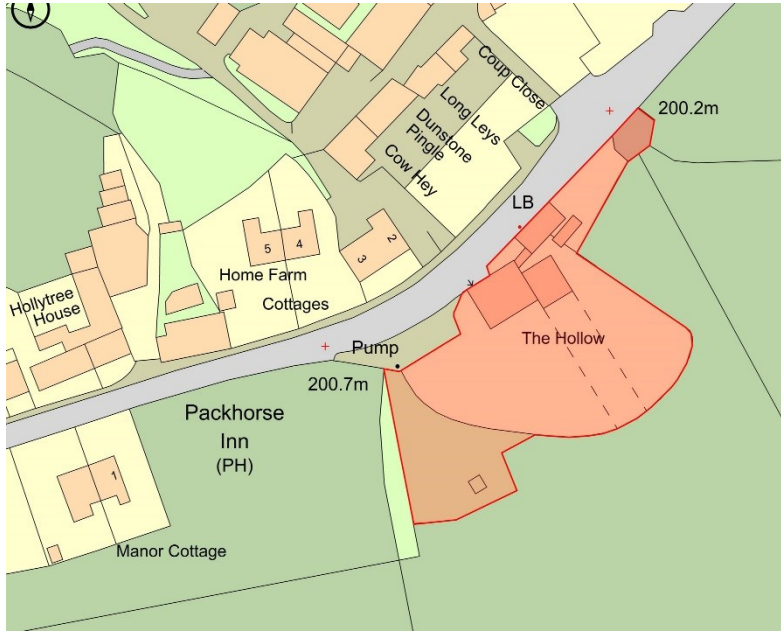
The property boasts a picturesque, generously sized south-facing garden extending to a plot of approx. 0.66 acres, with undisturbed views across the adjoining fields. The walled garden hosts a wide variety of mature trees, shrubbery, and planted borders offering an array of colours and a pleasant outlook from the dwelling. Lawned areas wrap around the planted shrubbery, whilst a feature pond locates to the centre, and an impressive vegetable garden hosts raised beds and a greenhouse, perfect for those who are green fingered. An orchard locates to the western boundary housing further vegetation, and a charming stone-built summer house offers an idyllic setting with secluded patio areas for relaxing or entertaining. A gravel area lays at the foot of the dwelling offering pathways through the garden, and entrance to smaller outbuildings/store adjoining the dwelling including a brick-built lean-to.

The gardens are to be admired and are truly unique, providing a great sense of 'country living'.









Floorplan



General Information

Services:

The property benefits from mains water, electricity, gas, and sewerage, with a gas fired central heating system.

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.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Mineral, Sporting, and Timber Rights:

It is understood that these are included in the sale as far as they exist.

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.

Council Tax Band: G

EPC Rating: E

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

Local Authority:

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

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.

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

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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