



54 Main Road
Lower Hartshay | Ripley | DE5 3RP

FINE & COUNTRY

KEY FEATURES

54 Main Road

This three-bedroom property is surrounded by open countryside whilst still having amenities close by in the town of Ripley. Set within three quarters of an acre (stm) with numerous outbuildings this is a development opportunity not to be missed.

Set in the quiet hamlet of Lower Hartshay, this three-bedroom property is surrounded by open countryside whilst still having amenities close by in the town of Ripley. Set within three quarters of an acre (stm) with numerous outbuildings this is a development opportunity not to be missed.

Ground Floor

The ground floor currently consists of an open plan kitchen and dining room, a large lounge, w/c and storeroom. Although in need of modernisation the property offers a fantastic opportunity for refurbishment and scope to extend the property to the side (subject to planning) to create an amazing family home with flexible living accommodation.

First Floor

The first floor offers three generous sized double bedrooms, a shower room and a family bathroom and has scope (subject to planning) to extend to the rear and side of the property to create further bedrooms.

Outside

Set within circa three quarters of an acre of land (stm) this plot has a huge potential for development, subject to planning.

A stone patio wraps around the back of the property and leads towards a large side garden which is mainly laid to lawn with mature shrub borders. Beyond this is a further grassy area with numerous brick outbuildings, including a double garage, workshop and potting sheds which could be converted for further flexible living accommodation or turned into equestrian stabling and paddock land, subject to planning and approval.

A driveway to the side of the house provides ample off-street parking.

Lower Hartshay is a small village in the Amber Valley District of Derbyshire with the nearest town being Ripley, and although just one mile away, Lower Hartshay is completely hidden beyond a range of low hills that frame the valley in which the village stands.

The buildings are a pretty mixture of white-washed and red brick cottages, steeped in history which sit differentially in stunning open countryside. This pretty hamlet is set in a unique, unspoilt rural location with no through road providing the utmost privacy, yet moments away from a number of idyllic Derbyshire villages. The village itself benefits from bus services and the well-known George Inn, managed as a free house for over 15 years by the current owners. On the outskirts is the pretty and sought-after Derbyshire village of Pentrich, known for its excellent gastropub; and close to the historic Derbyshire market town of Ripley where there is an array of local amenities. These include supermarkets, doctors, dentists and some high street stores. Heage and neighbouring Nether Heage offer a good range of local amenities too including Post Office, school, church, public houses and a restored and noted windmill. Close to the Peak District National Park, the recreational opportunities are vast and there are well known cycle, running and walking routes close by.

Transport links from here are excellent with Derby and Nottingham only 11 and 14 miles away respectively. Accessing the A38 is only moments away providing a direct route to junction 28 of the M1, this being just 8 miles to the east. The nearby village of Ambergate and the award-winning market town of Belper both provide a regular train connection to Derby and Sheffield.

















Services

Utilities - The property is believed to be connected to mains electrics, water, drainage and gas.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - FFTP - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Special Note – Please note this property is in a former coal mining area we advise you to check with your solicitor for relevant searches or surveys.

An planning applications has been made for the demolition of the existing property and ancillary buildings and construction of 3 terraced properties, this can be viewed on <https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/>. We believe this application is on hold until relevant surveys have been conducted and advise you check with your solicitor for further details.

Tenure – Freehold

Directions – Postcode: DE5 3RP / what3words: ///appealing.earliest.essential

Local Authority: Amber Valley

Council Tax Band: D

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888

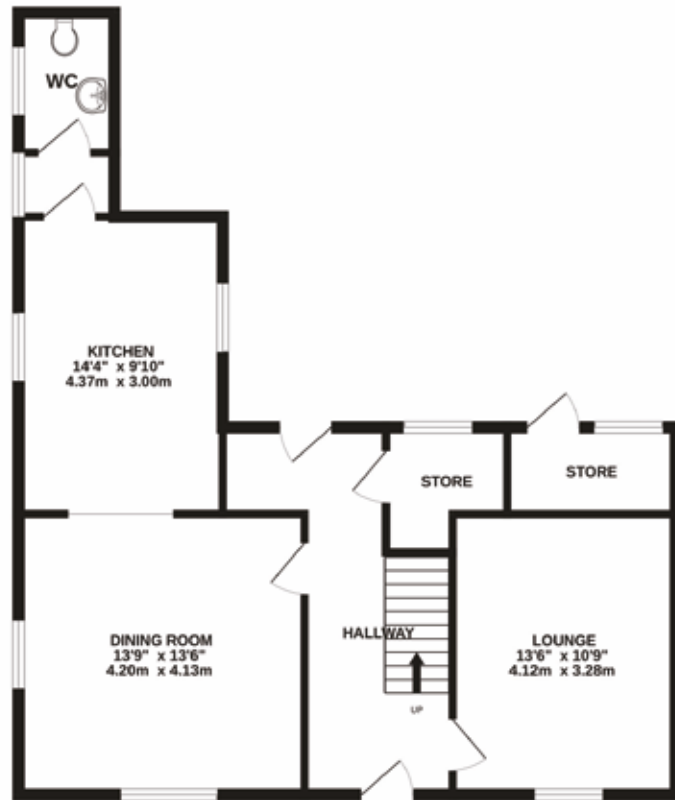
Website

For more information visit Fine and Country Derbyshire

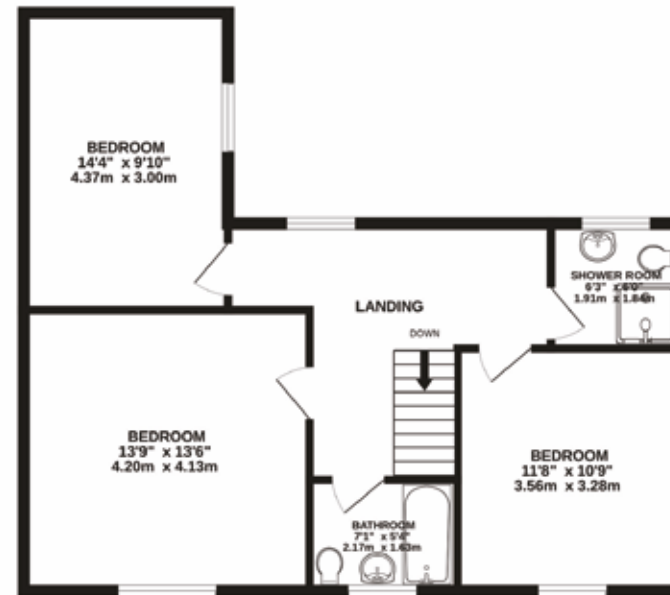
Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.

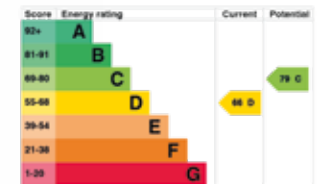


54 MAIN ROAD, RIPLEY

TOTAL FLOOR AREA: 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRS Property Redress Scheme





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