

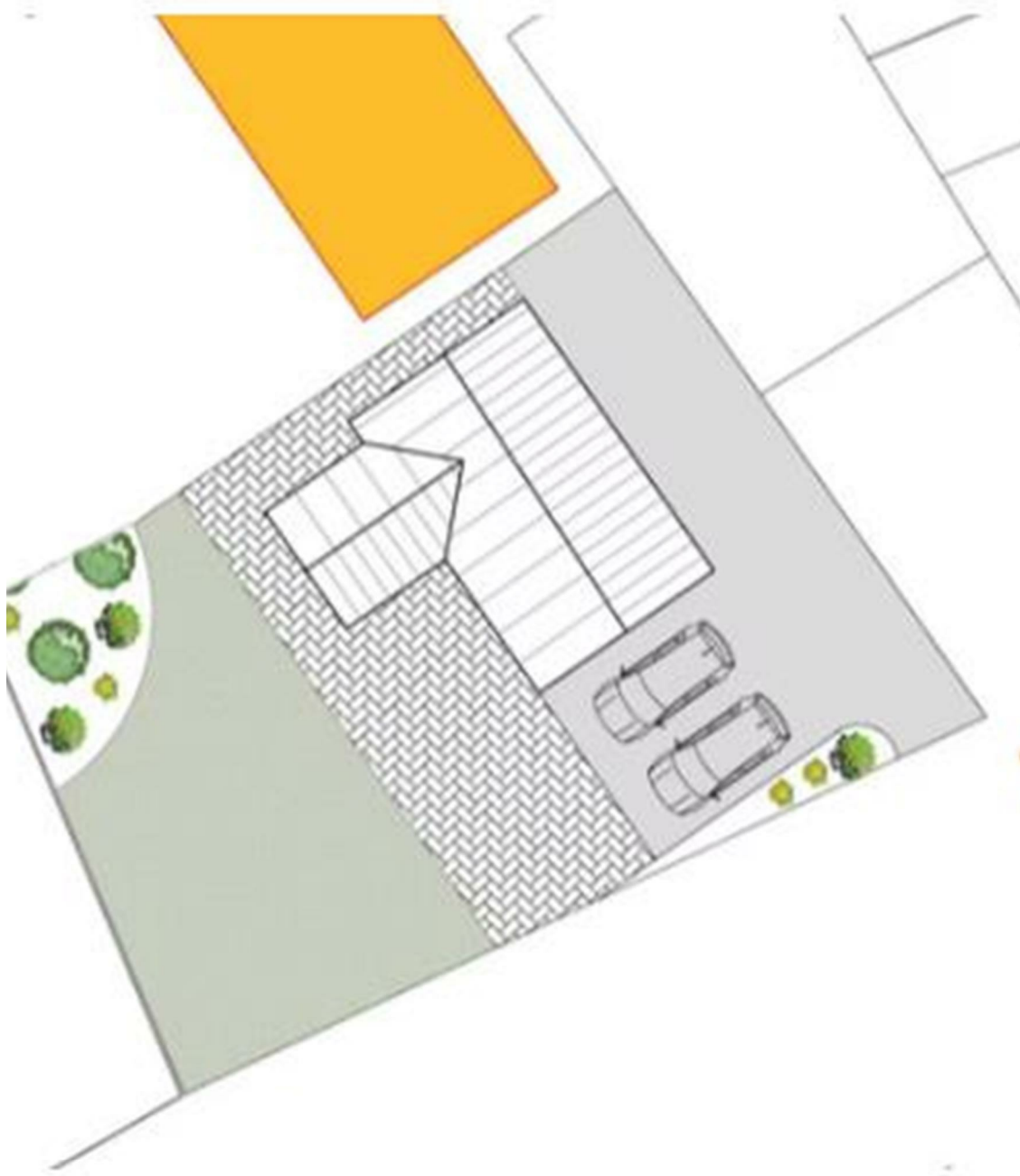
CURRAN BIRDS + CO

Hillside Cottage, Dish Lane
Sutton-on-the-Hill
Guide Price £300,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



FOR SALE BY NATIONAL SDL AUCTION THURSDAY 26th SEPTEMBER 2024 - An excellent two double bedroom cottage with double garage with BUILDING PLOT, set in the very popular quaint village of Sutton-on-the-hill. A rare opportunity only available as the vendors have decided to emigrate and want to move quickly. Due to the move, all the furniture is available by separate negotiation.

The National Property Auction will be broadcast live on our website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.
The auction will commence at 09:00.





The Detail

An excellent two double bedroom cottage with double garage and building plot in the very popular quaint village of Sutton-on-the-hill. A rare opportunity only available as the vendors have decided to emigrate and want to move quickly. Due to the move, all the furniture is available by separate negotiation.

The cottage has been upgraded and has entrance hallway, large lounge with log burner and patio doors, modern kitchen diner with separate utility room, useful w/c, two double bedrooms and shower room. Externally there is a private garden, parking spaces and outbuilding. There is also a double garage with electric doors.

The land has outline planning for a single dwelling and is a perfect shape and flat, ready to build on.







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The Location

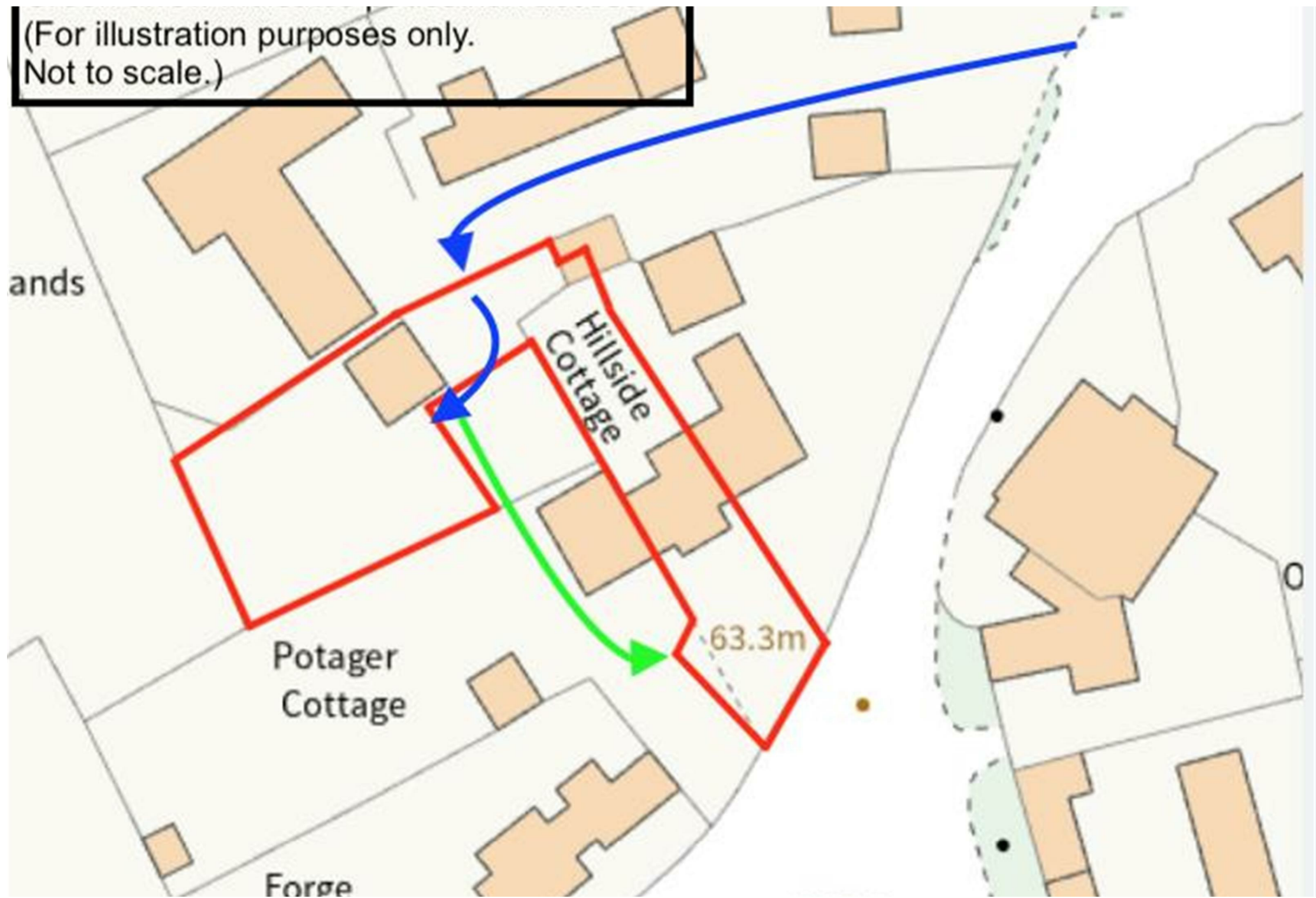
Sutton on the Hill is an attractive rural village located approximately 9 miles to the west of Derby. The village offers a welcoming community with an active church and cricket club. An annual fete is also held each year. The area offers many recreational opportunities, including walking, cycling, horse-riding and water sports at Carsington Water.

Ashbourne, known as the Gateway to the Peak District National Park is just 12 miles away. Despite its rural location, the village benefits from easy access to the A50 and A38 connecting to major road networks. Rail services to London are available at East Midlands Parkway and Derby stations.





(For illustration purposes only.
Not to scale.)



The Particulars

- AUCTION - 26th September 2024 at 9am
- Beautiful Mid Terraced Cottage with Double Garage and Land
- Cottage Filled with Character and Charm
- Lounge with Log Burner and Patio Doors
- Modern Kitchen/Diner with Separate Utility Room
- Two Double Bedrooms & Shower Room
- OUTLINE PLANNING CONSENT FOR SINGLE DETACHED DWELLING
- Lovely Quaint Village Location
- Council Tax Band - C - South Derbyshire
- EPC Rating - E

Hillside Cottage
Approximate Gross Internal Area
124 Sq M / 1335 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Size

Approx 828.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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Let's Talk

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