

# Pear Tree Farmhouse

Lea Bridge, Matlock, DE4 5JN



A unique opportunity to acquire a captivating farmhouse nestled within an idyllic countryside location, requiring renovation close to country walks and good schooling.

£340,000



John German 

Nestled within an idyllic countryside landscape, Pear Tree Farm is a captivating five-bedroom farmhouse, which offers a flexible layout across approximately 2,758 square feet, providing ample space for your renovation aspirations. A haven of untapped potential, this residence promises a unique opportunity for the discerning purchaser.

Internally briefly comprises lower ground floor dining kitchen, bedroom, store room and shower room. On the ground floor is a kitchen, utility room, sitting room and guest cloakroom. On the first floor are four bedrooms and a shower room. On the second floor attic, are two spacious attic rooms.

Lea is a popular and sought-after village location, which boasts a highly desired primary school. The property is within walking distance of the Jug & Glass public house and countryside walks. The closeby village of Holloway has a village shop/post office, butchers, doctors surgery and dispensary. Nearby Crich offers an excellent range of local amenities including shops, primary school, doctors, hairdressers, bakers and Indian restaurant along with a range of village inns. A railway station is located at Cromford with connections to Derby station. Furthermore, located nearby is the town of Matlock with an excellent range of further amenities including shops, secondary schools and a recently built leisure centre.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Solid fuel heating. Drainage via a private treatment plant. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21082023

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band G





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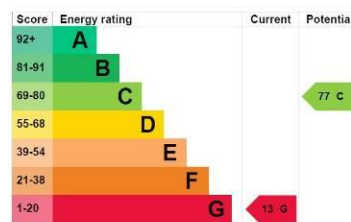
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#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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