



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



33 Moss Lane, Ashbourne, DE6 3FB

Offers Over £599,950

A fantastic opportunity to acquire a larger than average part built property requiring internal finishing on the edge of the popular village of Hullan Ward with views of open fields.

This detached, five bedroom property has been constructed with accommodation over three floors with an additional detached garage and gardens.

The building requires first fix electrics and plastering etc, leaving scope for the new owner to put their own design on the finished property (subject to any necessary consents). Water & Electric are on site.

Viewing is recommended to appreciate the aesthetics and size of the property along with the countryside views.



Situation

Hulland Ward benefits from a shop, public house, petrol station and primary school. The property will benefit from a wealth of amenities in the nearby towns of Ashbourne and Belper. The property is within close proximity to many countryside routes, tourist attractions, and the well known water sports and leisure facilities at Carsington Water.

what 3 words location - ///creeps.volcano.fluffed

Description

When completed, the property has the potential to become a five bedroomed detached property over three floors with an additional detached garage and gardens. The property has the benefit of views of the neighbouring fields and landscape and offers the following potential accommodation:-

Ground Floor Comprising Entrance Hall, Cloakroom WC, Living room, Dining Kitchen, Utility Room

First Floor Comprising Three bedrooms, En-Suite Shower Room, Family Bathroom

Second Floor Comprising - Landing leading to Possible Two Bedrooms and Shower Room/WC or Office

Exterior Comprising Gardens, Potential Patio Area and Double Garage

POTENTIAL ACCOMMODATION AS FOLLOWS:-

Entrance Porch 10'4" x 10'0" (3.16 x 3.07)

With stairs off.

Living Room 12'1" x 20'1" (3.69 x 6.14)



With fire place

Kitchen Diner 22'0" x 26'8" (6.71 x 8.14)

Bi-fold doors to garden

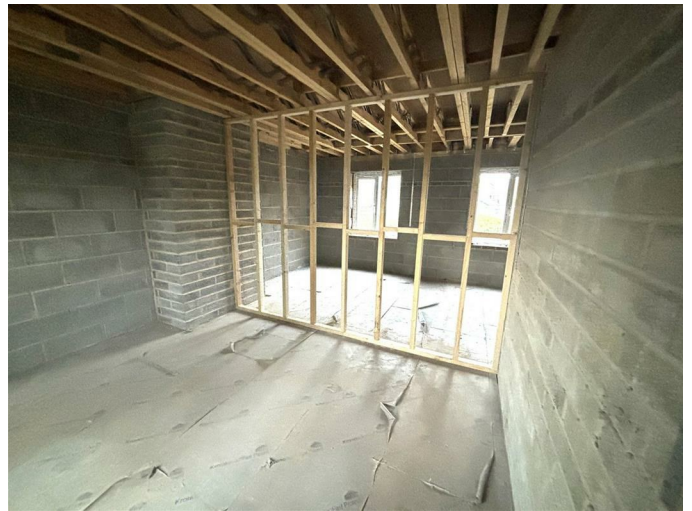
Utility Room 10'0" x 11'6" (3.05 x 3.53)

FIRST FLOOR - Master Bedroom with en-suite
16'6" x 19'6" (5.03 x 5.95)



With en-suite off (2.11 x 3.55)

Bedroom Two 9'8" x 17'7" (2.95 x 5.37)



Bedroom Three 12'2" x 10'4" (3.71 x 3.15)



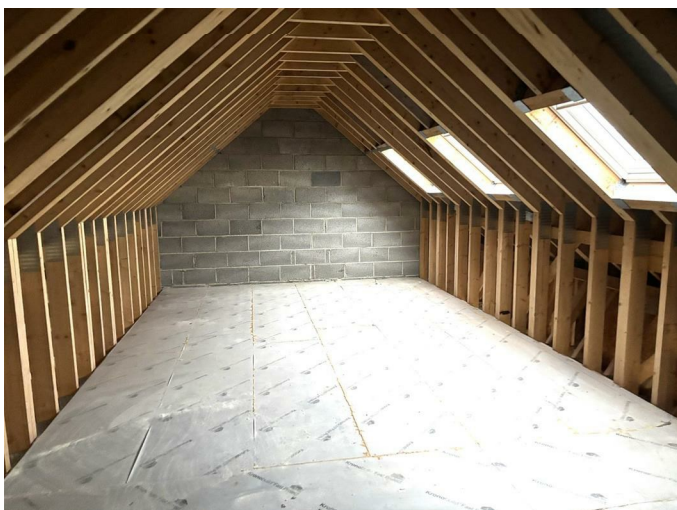
Bathroom 11'6" x 10'0" (3.52 x 3.07)

With frosted window

SECOND FLOOR - Room One 14'3" x 20'5" (4.35 x 6.23)

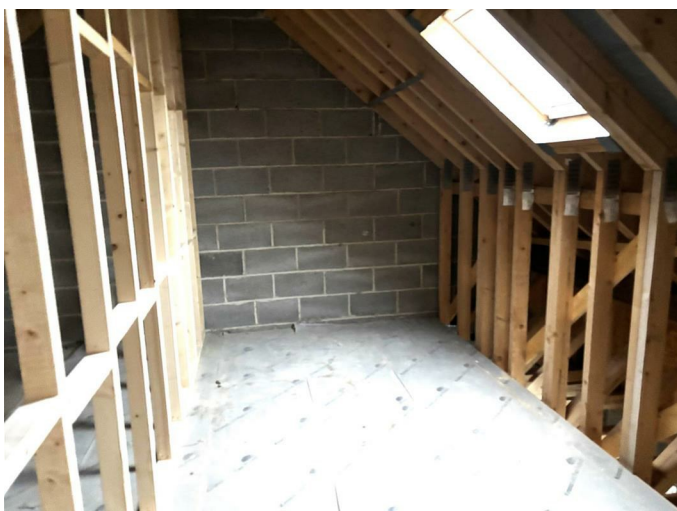
Office/Bedroom

Room Two 27'3" x 12'2" (8.31 x 3.73)



Possible Bedroom

Room Three 12'8" x 6'10" (3.88 x 2.09)



Office/ WC

Garage 18'8" x 19'4" (5.69 x 5.91)



Outside



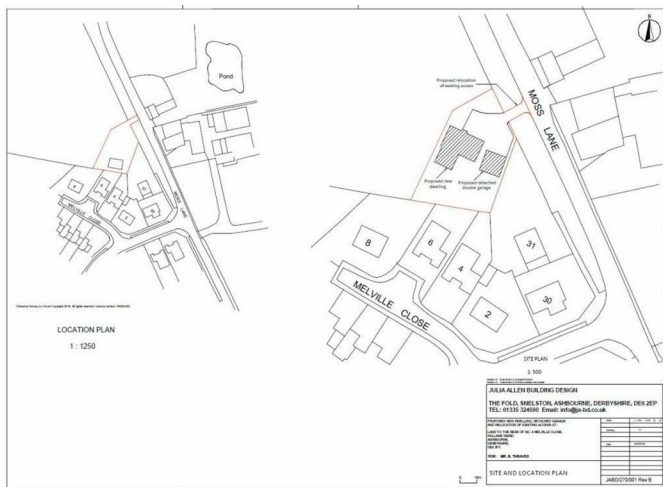
Spacious Garden & Potential Patio Area, Parking for 2 cars.



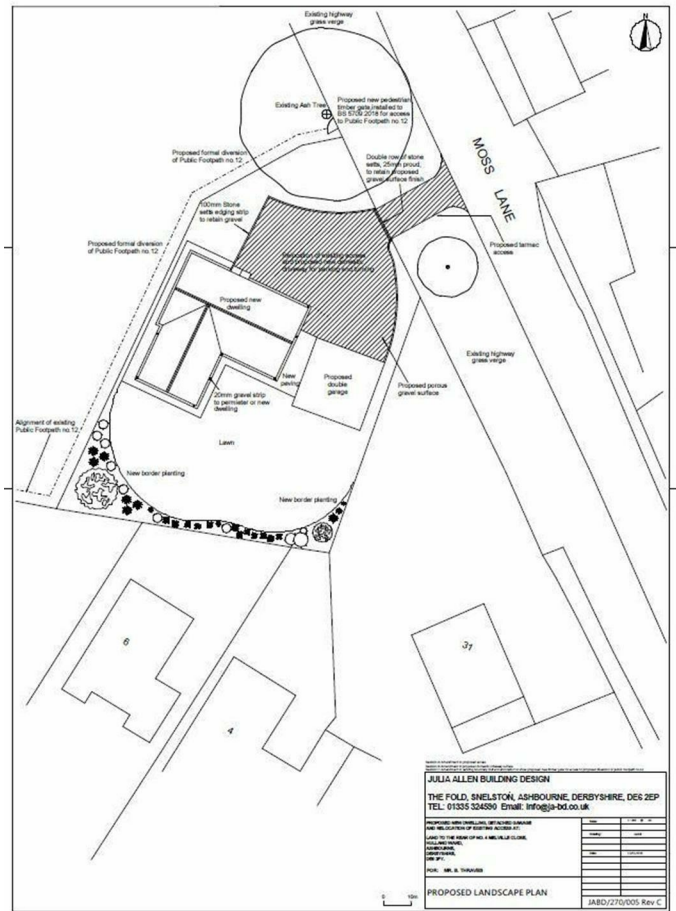
Floor Plans



Street View



Area Plan



Planning Permission

The planning permission can be viewed on the Derbyshire Dales District Council website under reference 20/00888/FUL grant on 12/03/2021 with discharge of conditions 4,5,6,7,8,10,11,12,13,14,15 and 17 on the 01/09/2021. Further information can be viewed on the Derbyshire Dales District Council website.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Viewings

At any reasonable time with a set of these particulars.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Services

The site has had new mains water and electricity connections installed, with the drainage in place in the house which just needs connecting to the mains outside but the infrastructure is already in place for this.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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