



The Cottage Buckford Lane, Findern, Derby, DE65 6SP

£370,000

An impressive four bedroom detached property in need of renovation situated on a private plot with breathtaking countryside views, offering ample potential for extension and development, featuring three reception rooms, four double bedrooms, kitchen and two conservatories, in a peaceful and convenient location.

Don't miss the chance to create the home of your dreams in this idyllic setting.



Mickleover: 01332 511000

Hilton: 01283 777100

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Summary Description

Introducing this impressive detached property in need of renovation which presents an ideal opportunity for those looking to create their dream home. With its generous plot and potential for extension, subject to planning permission, this property offers the perfect canvas for someone to transform it into a much larger, more spacious residence.

Situated in a peaceful location, this property boasts breathtaking countryside views, providing a serene and tranquil atmosphere. Its private plot allows for a more secluded living experience, ensuring privacy and security.

Upon entering this property, you will find three reception rooms, each offering a unique space for relaxation and entertainment. The first two reception rooms feature charming fireplaces, adding character and warmth to the rooms. The third reception room provides a delightful view of the garden, allowing you to enjoy nature's beauty from the comfort of your own home.

The kitchen is equipped with fitted units, providing ample storage space for all your culinary needs.

This property boasts four double bedrooms, offering plenty of space for families or guests. Each bedroom provides a comfortable and peaceful retreat, ensuring a good night's sleep. Two shower rooms are conveniently located on the ground and first floor, providing convenience for residents on both levels.

Externally, this property showcases its unique features, including a garage, parking facilities, and a large garden. The garden presents an opportunity to create a stunning outdoor space, whether you wish to relax, entertain, or simply enjoy the beautiful view.

Being located nearby schools, green spaces, walking and cycling routes, this property offers a convenient and leisurely lifestyle. Additionally, being nestled in a quiet and peaceful area, this property provides a welcoming environment away from the hustle and bustle of city life.

For potential residents, this property presents a fantastic opportunity to create their dream family home with the option to extend and utilize the substantial plot. Investors and developers will also find great potential in this property, with the opportunity to add further detached units, subject to planning permission.

In conclusion, this detached property in need of renovation offers a spacious layout, breathtaking views, and generous potential. With its beautiful surroundings, private plot, and unique features, this property is perfect for those seeking to customize their own retreat.

Porch

Double glazed front entrance door and door into lobby/hall.

Sitting Room

12'11" x 12'0" (3.96m x 3.66m)



UPVC Double glazed windows to front and side, electric fire with marble inset, matching hearth and Adams style surround over, wall mounted electric heater and under stairs storage area.

Rear Hallway

Conservatory One

10'0" x 9'10" (3.06m x 3.00m)



Tiled flooring, electric storage heater, two wall lighting points, and UPVC double-glazed French doors to side.

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Ground Floor Shower Room

4'0" x 6'3" (1.24m x 1.93m)



Vinyl flooring, open shower area with electric shower over, wash hand basin and low-level WC. Fully tiled wall covering, heated towel rail and UPVC double-glazed obscured window to side.

Breakfast Room

8'4" x 9'11" (2.55m x 3.04m)



Tile effect floor covering and UPVC double-glazed window to rear.

Living/Dining Room

10'11" x 23'2" (3.34 x 7.07)



Storage heater, UPVC double glazed windows to front and side, three wall lighting points and open fireplace.

Kitchen

9'9" x 7'11" (2.99m x 2.42m)



Vinyl flooring. A range of base and wall units with rolled edge worktops and tiled splash backs. Stainless steel sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over. Space for fridge/freezer, UPVC double glazed window to side and door to conservatory.

Conservatory Two

9'4" x 7'6" (2.87m x 2.29m)



Tiled flooring, plumbing for washing machine and UPVC double-glazed door to rear.

First Floor Landing

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Bedroom One

12'11" x 12'0" (3.95m x 3.66m)



UPVC Double glazed window to front, electric storage heater and over stairs cupboard.

Bedroom Two

13'0" x 9'10" (3.98m x 3.02m)



UPVC Double glazed window to rear, electric storage heater and airing cupboard housing hot water cylinder.

Bedroom Three

10'11" x 8'11" (3.33m x 2.74m)



UPVC Double glazed window to front, electric storage heater and airing cupboard housing hot water cylinder.

First Floor Shower Room



UPVC Double glazed window to side, double shower enclosure with electric shower, pedestal wash hand basin with chrome hot and cold taps, low flush wc, chrome heated towel rail.

Bedroom Four

9'10" x 8'1" (3.01m x 2.48m)



UPVC Double glazed window to rear.

Outside



The property sits within an extensive south facing plot, with countryside views to all aspects. There is a brick built out building directly beyond the main house, along with a pre-cast garage with driveway, and greenhouse. The garden is landscaped to lawn in the main, though also has paved patio area, decorative pond, herbaceous planting, and numerous trees.



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Material Information

Council Tax Band: F

Consumer Protection: The property has a cesspit.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here:
<https://addresspollution.org/>

What3Words Location: ///haven.manly.handrail

Buying to Let?

Guide achievable rent price: £1800pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.



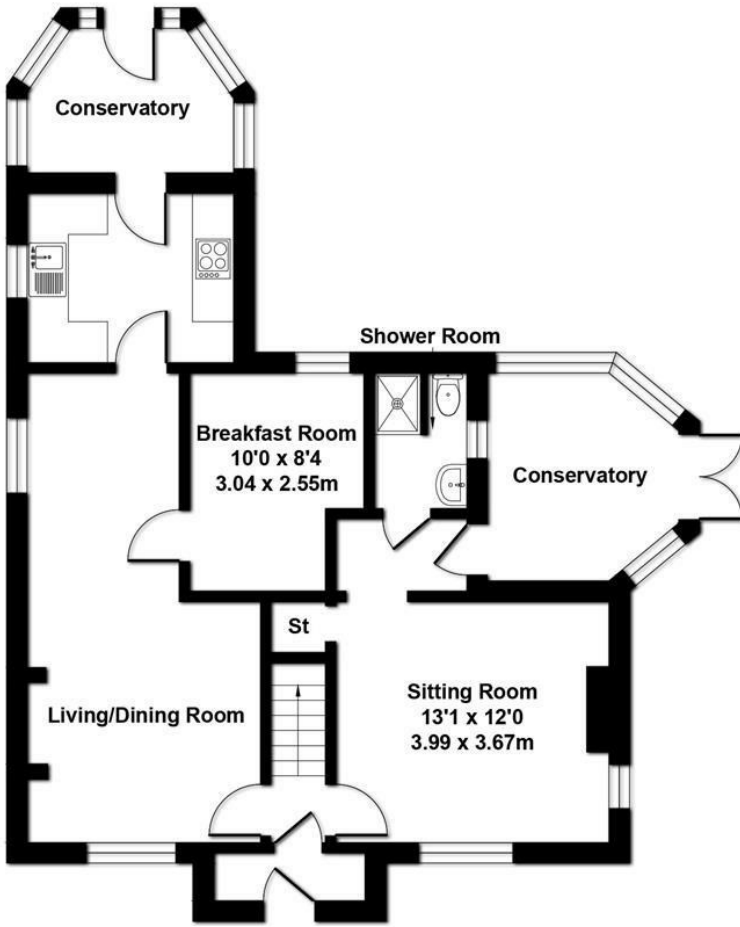
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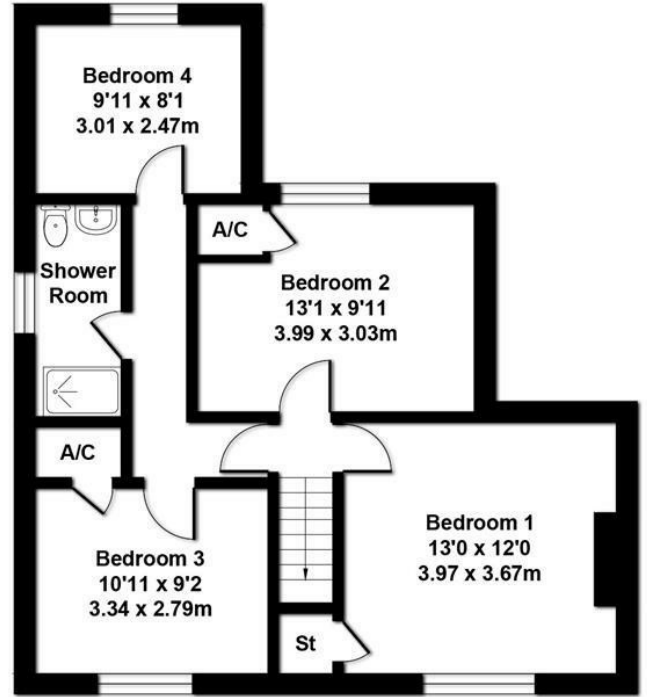
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Approximate Gross Internal Area
1464 sq ft - 136 sq m

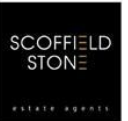


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		26	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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