



Fern & Bay Tree Lodge/ Building Plot Cockshut Lane
Melbourne DERBY

Fern & Bay Tree Lodge/ Building Plot Cockshut Lane Melbourne DERBY DE73 8DG

for sale
£450,000



Property Description

Substantial building plot This unique development opportunity with outline planning permission ref DMPA/2024/0773 offers two log cabins which are currently rented as holiday lets have outline planning permission to demolish & erect a substantial approx. 3000 sq. ft family home. The properties are situated in a highly desirable semi-rural location surrounded by open fields, yet within walking distance of central Melbourne. The log cabins, Bay Tree lodge and Fern Lodge are one and two bedroomed accommodation with shower rooms, open plan living/dining/kitchen arrangements and enclosed patios/seating terraces to front and rear and off-road parking. Viewings are strictly by appointment through Ashley Adams.

Fern Lodge

Entrance

Rear entrance having double opening timber framed double glazed doors giving access to:

Open Plan Dining Kitchen

14' 7" x 13' 7" (4.45m x 4.14m)
Providing dining seating and kitchen areas, having a range of bespoke oak fronted base units with granite work surfaces over, single drainer, stainless steel sink unit with chrome mixer tap over, oak framed double-glazed window to the rear elevation, laminate flooring, inset spotlights to the ceiling, integrated fridge and an oak door off to: -

Bedroom

10' 2" x 9' 4" (3.10m x 2.84m)
Having laminate flooring through from the living area, wall mounted radiator, timber framed glazed door to the front elevation giving access to a front patio area, inset spotlights to the ceiling and loft access and oak door gives Jack and Jill access into the shower room.

Shower Room

Is also accessed off the living area and has a double width glazed cubicle with an electric shower over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, double glazed window to the side elevation, wall mounted chrome heated towel rail, ceramic tiled walls, inset spotlights and extractor fan to the ceiling, laminate flooring.

Outside

Enclosed patio areas to the front and rear, the front patio is decked, and the rear patio is paved for ease of maintenance.

Bay Tree Lodge

Entrance

Rear entrance having double opening timber framed double glazed doors giving access to: -

Dining Area

17' 2" x 11' 5" (5.23m x 3.48m)
A particular feature of this lodge is the exposed pine walling, giving the style of a Swiss chalet lodge. With laminate flooring, two central heating radiators, two wall light points, double glazed roof light window. The area opens to:

Kitchen

7' 3" x 8' 11" (2.21m x 2.72m)
Having a range of base units and matching base and wall units with laminated work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, under-unit space for fridge, double glazed window to the rear elevation giving aspect over the patio, laminate flooring continues through. Pine door off to: -

Bedroom 1

10' 10" x 10' 9" (3.30m x 3.28m)

Having double opening timber framed double glazed doors to the front elevation leading to the front enclosed patio, laminate flooring, central heating radiator, two wall light points, exposed pine walling.

Bedroom 2

10' 11" x 7' 5" (3.33m x 2.26m)

Having double glazed window to the front elevation, pine floorboards, pine exposed walling and ceiling, door off to the shower room:

Shower Room

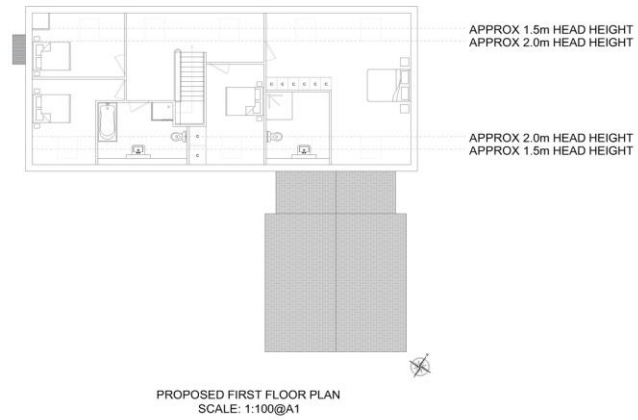
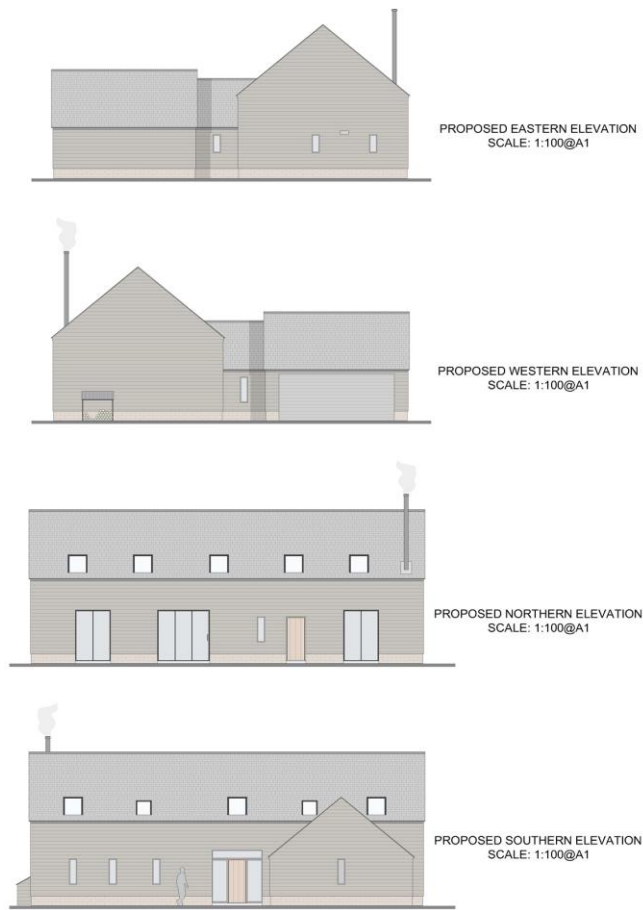
Which has a built-in shower cubicle with glazed door, chrome mains shower over, fully tiled to the cubicle and wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, double glazed opaque window to the side elevation, LVT flooring, extractor fan.

Outside

The property has a parking are in the yard to the front, it has an enclosed area to the front and a brick wall enclosed decked patio to the rear.







To view this property please contact Ashley Adams on

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Tenure:Freehold

EPC Rating: Exempt

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