



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Booth Farm

Hollinsclough, SK17 0RP

For Sale or To Let:

Located in the Derbyshire countryside, this single storey, four bedroomed property is in a remote and rural setting. The property is subject to an Agricultural Occupancy Condition, which any potential tenant must satisfy prior to renting the property. Due to this condition, the potential tenant must be wholly or mainly employed in agriculture and they will be required to supply verifiable evidence to that effect.

The premises has previously been divided into two properties. Please note that the perspective viewers will need to verify the eligibility prior to having a viewing booked.

Offers In The Region Of £350,000

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- Located in a Rural Setting
- Agricultural Occupancy Condition
- Four Bedroom Bungalow Previously Divided into Two Properties

Situation

Directions

PART ONE:

Accommodation Comprises

Kitchen

8'4" x 13'5" (2.541 x 4.090)

Living room

13'8" x 11'7" (4.158 x 3.519)

Hallway

2'9" x 8'4" (0.842 x 2.532)

Bedroom One

10'5" x 8'1" (3.176 x 2.475)

Bedroom Two

8'1" x 13'8" (2.453 x 4.160)

Bathroom

6'5" x 9'7" (1.952 x 2.927)

Outside

PART TWO:

Accommodation Comprises.

Utility

15'1" x 4'1" (4.602 x 1.2555)

Hallway

16'9" x 5'9" (5.116 x 1.756)

Bedroom Two

9'6" x 13'7" (2.902 x 4.152)

Bathroom

6'0" x 11'8" (1.821 x 3.560)

Kitchen Diner and Living Area

26'10" x 13'6" (8.180 x 4.126)

Inner Hallway

6'7" x 19'10" (2.001 x 6.048)

Master Bedroom

13'8" x 11'7" (4.153 x 3.519)

Outside.

Services

Viewings

Measurements

Please Note

Wayleaves



[Directions](#)





Floor Plan

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.

