



Jagger Way
Matlock



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8.24
acre(s)

A splendidly located four bedroom detached property with a range of outbuildings, and land extending to 8.24 Acres.

The property is subject to an agricultural occupancy clause and a S106.

Asking Price

£650,000



Ashbourne - 01335 342201



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Summary

A splendidly located four bedroom detached property with a range of outbuildings, and land extending to 8.24 acres.

The property is subject to an agricultural occupancy clause and a S106 which ensures the house land and buildings are sold as one

The modern barn has had class Q change of use granted to convert to a separate dwelling.

Situated on the edge of Brassington village which is well catered for with a village church, primary school and public house, being just 7 miles from the historic market town of Ashbourne.

No Chain

Ground Floor

The main access door is situated to the south of the property. This door leads into the Entrance Hall with internal access to reception rooms and stairs to first floor level.

There is an additional external access door into the usefully situated Boot Room providing hanging and boot space and leading into the Entrance Hall with access to Ground Floor Shower Room with three piece shower suite comprising low flush WC, pedestal wash hand basin and double shower cubicle.

The Dining Kitchen has windows to three aspects and a range of fitted wall and base units with work surface over, inset sink and drainer, oil fired stove with dual hot plate which powers the central heating. Internal access to Utility Room having plumbing for washing machine and sink and drainer.

In contrast to the Dining Kitchen, the Lounge is situated on the eastern end of the property with windows to three aspects and fireplace with raised hearth and timber mantle.

The Dining Room is of generous proportions with windows enjoying views over the grounds towards the village.

First Floor

The stairs to the first floor lead up to the semi galleried landing which provides internal access to all four bedrooms, bathroom and separate WC.

Bedrooms One and Two are large double bedrooms with windows to the front and rear enjoying a lovely open outlook over the land.

Bedrooms Three and Four are smaller double rooms with views over the land and buildings.

The Bathroom is fitted with a four piece bathroom suite comprising; panelled bath, pedestal wash hand basin, panelled bath and separate shower cubicle. Separate WC with low flush WC and pedestal wash hand basin.

Externally- Gardens, Land and buildings

The property is accessed from the lane along the private access drive which leads to a gated access leading into the farm yard where there is hardstanding and access to the barns.

The gardens are predominantly laid to lawn and wrap around the property, enclosed by low level stock proof fencing.

The land is dissected to the north by the access driveway, with the land predominantly to the south of the property, laid to pasture with hedge boundaries. It should be noted that the land is tied to the property by way of a section 106 agreement and therefore must be sold as a whole. The site extends to about 8.24 acres in total

There is a range of useful outbuildings to the side comprising; Stone Built Garage with up and over vehicular access door attached to a Traditional Stone Barn with pedestrian access door and Large Steel Frame Agricultural Shed with sliding vehicular access door useful for housing livestock and machinery alike. This shed has planning consent granted for change of use to a residential dwelling.

Outbuilding Planning Consent

The modern steel framed agricultural shed has planning consent to convert to a separate single storey, two bedroom dwelling with further information available on the Derbyshire Dales District Council planning portal but searching reference; 25/00855/PDA

General Information

Services

Mains water and electricity are connected. Private Drainage. Oil fired central heating via kitchen stove which may require repair.

Tenure and Possession

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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