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Graham Watkins & Co

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FOR SALE BY PRIVATE TREATY



1 & 2 Hazelhurst Cottages, Mercaston, Nr Ashbourne,
Derbyshire, DE6 3BH

Offers in the Regions of £495,000



1 & 2 Hazelhurst Cottage, Mercaston, Nr Ashbourne, Derbyshire, DE6 3BH

It is considered that this property may offer an opportunity for development subject to the necessary consents and at present it comprises 2 semi detached dwellings built of brick under a tiled roof which are in need of modernisation and improvement with some outbuildings and a spacious garden and grounds extending to half an acre or thereabouts. Interested parties should make their own enquiries of the local planning authority.



DIRECTIONS

From the centre of Brailsford head north west on Luke Lane after about a mile bear right onto Mercaston Lane and the property will be found on the right hand side as indicated by the agents 'For Sale' boards.

SITUATION

The property is situated within the area of Mercaston with the village of Brailsford with its amenities only being a short distance away with good access routes onto the main A52 Ashbourne to Derby Road. The property benefits from a pleasant country location as will be seen from inspection, the location of which is shown on the attached plan.

The property is located approximately 7 miles from Ashbourne and 9.2 miles to Derby.

What3words: reheat.takes.encrusted

At present the property comprises two semi detached dwellings which are described below.

DESCRIPTION – 1 Hazelhurst Cottage, Mercaston, Nr Ashbourne, Derbyshire, DE6 3BH

This comprises a semi detached brick and tiled three bedroom property with part double glazed window units briefly comprising the following accommodation:-

Rear Entrance Porch

Brick and wooden

Rear Entrance Door

Kitchen – 2.16m x 5.15m

With tiled floor, small range of kitchen units and sink unit and radiator

Conservatory – 2.11m x 2.94m

With Alpha mains gas combi boiler which serves the central heating and domestic hot water.



Living Room – 3.68m x 3.72m

With fireplace with open fire, red tiled floor and radiator

Lobby

Snug – 3.59m x 2.52m

With tiled floor and radiator

Bathroom – 2.94m x 2.76m

With corner bath, wash hand basin, shower, radiator and part tiled walls.

Separate Cloakroom

With low flush WC

Staircase leading to **First Floor Landing** with access to the loft, giving access to: -

Bedroom Number One – 3.67m x 2.94m

With radiator and windows to two elevations

Bedroom Number Two – 3.56m x 2.56m

With radiator

Bedroom Number Three – 3.74m x 3.69m

With radiator and window to the front elevation.



DESCRIPTION – 2 Hazelhurst Cottage, Mercaston, Nr Ashbourne, Derbyshire, DE6 3BH

This comprises a two bedroom brick and tiled property adjacent to No 1, in need of modernisation and presently briefly comprises the following

Front Entrance Door

Living Room – 3.66m x 3.73m

With storage radiator and stone fireplace with open fire

Kitchen – 3.62m x 2.56m

With sink unit

Pantry – 1.40m x 2.70m

With wooden shelves

Lobby

Separate Cloakroom

With low flush WC

Bathroom – 2.55m x 1.46m

With bath with shower over, wash hand basin and airing cupboard

Staircase leading to **First Floor Landing** giving access to: -

Bedroom Number One – 5.29m max x 3.69m max

With storage radiator and windows to two elevations

Walk through to Bedroom Number Two – 3.60m x 2.56m

With storage radiator and window to front elevation.

Outside

There is a small brick built mono pitched lean to which has been used as a fuel store.



To the front of the properties there is a good sized garden plot as will be seen from inspection.

At the top end of the garden adjacent to the main road there are a number of small garages and storage buildings. There is a separate road gate to the side of the above buildings.



The main access to the property leads into a tarmac yard giving access to the dwellings and also to a concrete block pitched roof **Garage 9.64m x 5.49m** with concrete floor.

Adjacent to the garage there are a range of enclosed former dog pens with wooden kennels as set out below.

Pen 6.29m x 4.36m

With concrete floor with wooden **Kennel – 2.03m x 1.39m**

Adjacent **Pen – 9.38m x 6.42m**

With concrete flagged floor with **Wooden Kennel – 2.59m x 4.72m** with concrete floor

Adjacent to the house there is a small wooden shed that has been used for storage.

There is a path from the entrance yard leading to a further spacious grass area which gives the property a good aspect and the whole area including the dwellings extends to 0.56 acres or thereabouts.

Services

We understand that the properties are connected to mains electricity, mains gas and water with drainage being by private means

Local Authority

The local authorities are Derbyshire District Council and Derbyshire County Council, to whom enquiries should be addressed in respect of planning or any other relevant matters.

Viewings

Strictly by appointment only by prior arrangement through Graham Watkins & Co. Contact out office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Tenure and Possession

We understand the properties are held freehold. The properties are to be sold with vacant possession.

Measurements

All measurements given are approximate and are 'maximum' measurements.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

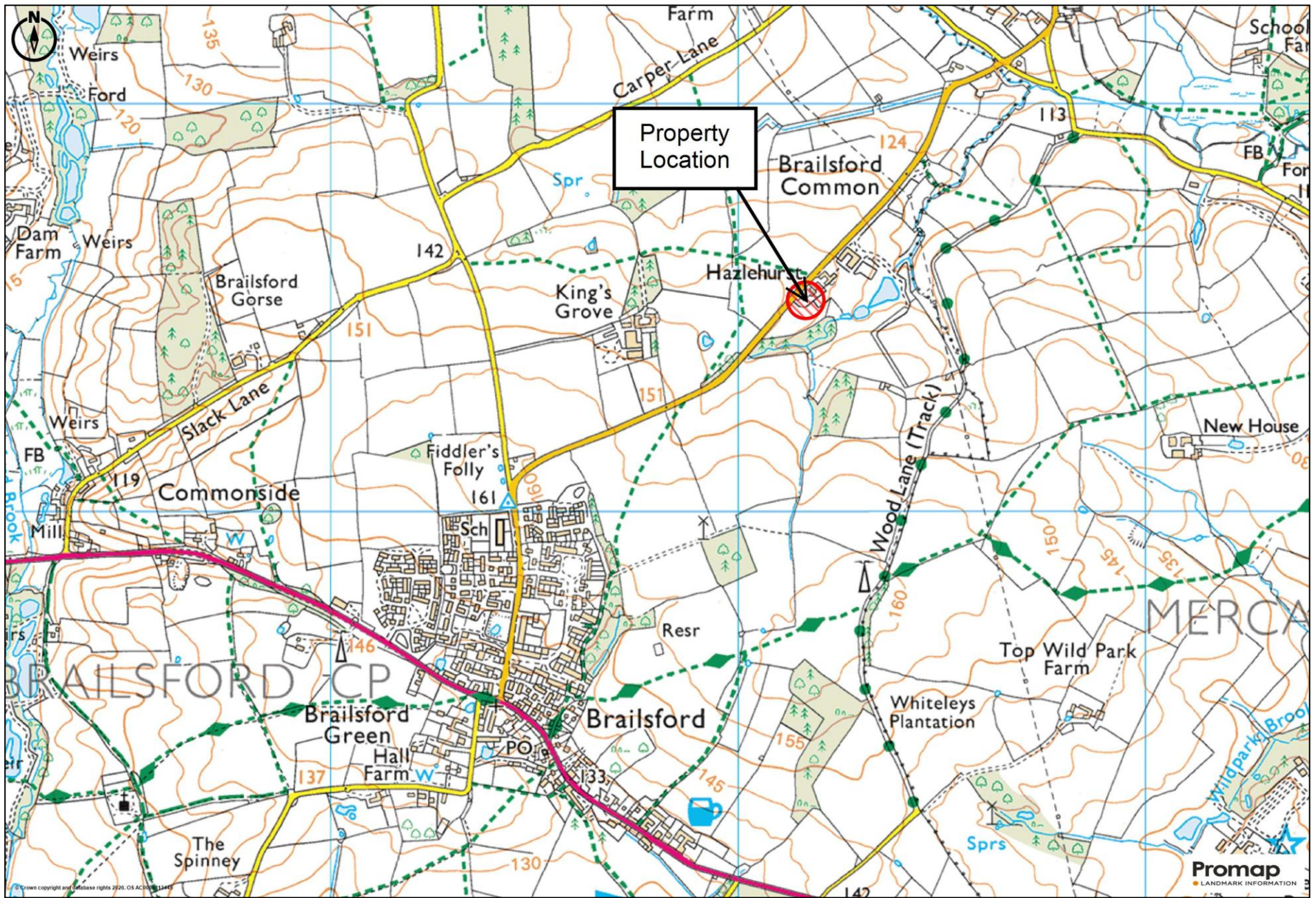
Wayleaves & Easements

The property is to be sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.





MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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