



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



3 Ivy Cottages Meerbrook

Nr Leek, ST13 8SN

Offers In The Region Of £176,250



3 Ivy Cottages, Meerbrook

Nr Leek, ST13 8SN

A fantastic opportunity to purchase a delightful two bedroom cottage, situated in the sought after village of Meerbrook. The property has been beautifully maintained throughout and benefits from recently fitted double glazing and off road parking for two vehicles. Enjoying far reaching views of the surrounding countryside, including the attractive Roaches. The property briefly comprises an entrance hall; open plan kitchen diner; utility and living room to the ground floor. To the first floor there is a master bedroom, second bedroom and family bathroom. *NO CHAIN*.

Co-Ownership:

The property is subject to co-ownership with the Peak District Rural Housing Association (PDRHA); this results in the PDRHA owning 25% of the property and the purchaser of the cottage owning 75% of the property. Further information regarding this can be found later on in these particulars. The occupation of the property is limited to persons who reside within the Village, or a Parish within the Peak Park, Further information regarding this can be found later on in these particulars.

The present monthly rent is approximately £96.45 with a Service Charge of £15.94 and buildings insurance is included in these charges.

Situation

Located in the popular village of Meerbrook, the property is set within the Peak District National Park. Within easy access to many attractions such as the Roaches, Tittesworth Reservoir and many walking, cycling and riding routes. Also within close proximity to the highly recommended Lazy Trout public house and with a short commuting distance into Leek and surrounding rural towns and villages.

Directions

From our office on Derby Street, take the A523 Buxton Road and continue for approximately 4 miles upon reaching Blackshaw Moor. At the junction, turn left just before the Three Horse Shoes Country Inn & Spa. Follow this road for approximately 1 mile where the cottage will be found on the right hand side, indicated by our For Sale board.





Accommodation Comprises

Front Entrance Door

Leading into the hallway with tiled floor; single radiator and stairs off.

Pantry

4'2" x 3'0" (1.28 x 0.91)

With fixed shelving and coat hooks.

Kitchen Diner

- 13'7" x 10'4" (- 4.14 x 3.16)

A well presented kitchen featuring a tiled floor; part tiled walls and uPVC double glazed window to the rear aspect; double radiator and inset ceiling spot lights. The suite comprises a range of wooden base units with drawers; wooden worktops; integrated oven with microwave over; integrated Neff induction hob with extractor fan above; sink with mixer tap over and a range of matching wall mounted cupboards.

Utility

6'9" x 5'2" (2.06 x 1.58)

With tiled floor; uPVC double glazed window to the side aspect; plumbing for an automatic washing machine; wall mounted oil boiler; work surface; stable door to the rear aspect providing countryside views.

Living Room

16'11" x 10'4" (5.16 x 3.16)

Benefitting from two uPVC double glazed windows to both the front and rear aspects; two single radiators and feature fireplace incorporating a Stovax multifuel stove set on a tiled hearth with wooden mantle.

Stairs to First Floor Landing

With uPVC double glazed window to the rear aspect and loft access. The Loft is part boarded with ladder and light. Good for storage.

Master Bedroom

16'11" x 8'0" (5.16 x 2.45)

Having uPVC double glazed windows to the front and rear aspect which provide countryside views; single radiator and built in single wardrobe.

Bedroom Two

10'5" x 10'4" (3.17 x 3.15)

Having a uPVC double glazed window to the front aspect; single radiator; built in triple wardrobe with sliding doors. Airing cupboard which houses a hot water cylinder and immersion heater with shelving above.

Family Bathroom

7'1" x 6'2" (2.17 x 1.89)

With part tiled walls; uPVC double glazed window to the rear aspect; heated towel rail and extractor fan. The white suite comprises a panel bath with shower fitment over; pedestal wash hand basin and low level lavatory.

Outside

The property is accessed by a flagged path with adjoining patio area and outside lighting. The rear garden currently comprises an Indian Stone patio area with pergola and adjoining lawns. A further flagged patio area houses a wooden storage shed. A path leads to pedestrian access to the adjoining car park and oil tank. The tarmacadam car park provides off road parking for two vehicles and has courtesy lighting.





Co-Ownership

3 Ivy Cottages is a shared equity property which is co-owned by Peak District Rural Housing Association (PDRHA). This means that 75% of the property is for sale and 25% of the property is rented from the PDRHA.

The present monthly rent is approximately £96.45 with a Service Charge of £15.94

The occupation of the property is limited to persons who satisfy the definition of local need or dependents of such a person residing with him or her, or a widow of such a person. People who satisfy the definition of local need shall only be within one of the following categories:-

(a) A person (and his or her dependents) who has a minimum period of 10yrs permanent residence in the parish or an adjoining parish and is currently living in accommodation which is over crowded or otherwise unsatisfactory.

(b) A person (and his or her dependents) who has a minimum period of 10 yrs permanent residence in the parish or an adjoining parish and is forming a household for the first time.

(c) A person not now resident in the parish but with a proven need and a strong local connection with the parish, including a period of residence of 10yrs or more within the last 20 yrs.

(d) A person who has an essential need to live close to another person who has a minimum of 10yrs residence in the parish, the essential need arising from age or infirmity.

(e) A person who has an essential functional need to live close to his or her work in the parish, or an adjoining parish within the National Park.



Council Tax

We believe the property is in band B.

Services

We believe the property is connected to main electricity and water with drainage by private means and the heating is oil fired. The rent / service charge includes buildings insurance, communal gardening, car park maintenance and car park lighting.

Viewings

By prior arrangement through the Agents.
P l e a s e e m a i l :
enquiries@grahamwatkins.co.uk or
telephone 01538 373308

Tenure and Possession

The property is held Leasehold and vacant possession will be given upon completion.

Wayleaves

The property is 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 sale.

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.





Floor Plan



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

