



and the surrounding area.

£425,000





The property does require some modernisation throughout but offers a wealth of potential and to extend (subject to necessary permissions). The property also benefits from having a large detached double garage as well as useful outbuildings and stores, suitable for conversion to a home office/study (subject to necessary permissions).

The property is accessed via a front storm porch which in turn leads to the hallway with doors off.

There is a dual aspect sitting room with electric feature fireplace, benefitting from stunning elevated views of Parwich and the surrounding area.

The kitchen has preparation surfaces with cupboard and drawers and appliance space and plumbing for a washing machine and fridge freezer. There is an oil fired Rayburn rail oven which also serves as potential heating for the property. A door off provides access to a conservatory with electric underfloor heating and in turn, doors providing access to front and side garden.

The principal double bedroom benefits from fitted mirrored wardrobes whilst also enjoying the fine rooftop views of Parwich and the surrounding area.

The second double bedroom has window to side.

The bathroom comprises pedestal wash hand basin, low level WC and bath with mains shower over.

To the side of the property is a private terraced patio seating area enjoying stunning views with walkway leading to further secret garden area and timber shed. The other side of the property has a plum slate garden area which would be suitable for extension (subject to necessary permissions).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

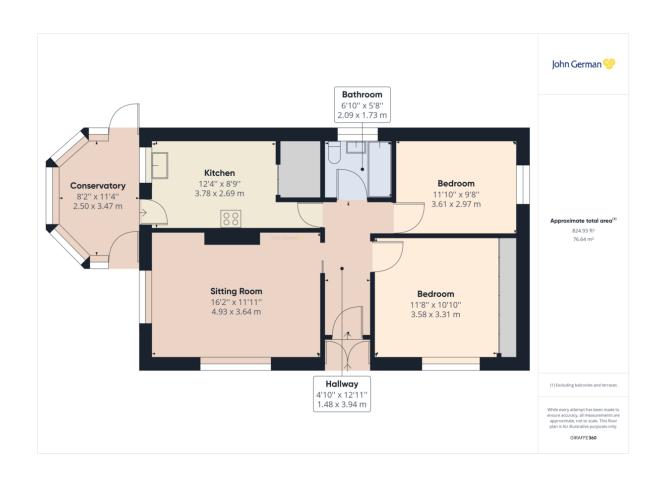
Services: Oil central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency www.derbyshiredales.gov.uk

Our Ref: JGA/03052023

Local Authority/Tax Band: Derbyshire Dales District Council / Tax













John German 🧐





Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whist we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

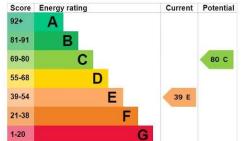
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

surveyor. In making that decision, you should know that we receive up to £90 per referral.



OnTheMarket rightmove 🗅 (RICS





John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6



as hbourne @johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent