



Two-bed stone cottage in popular Brassington village with no upward chain. Ideal renovation project with two reception rooms, large garden, off-street parking, and fibre broadband. Close to pubs, walks, school, and well placed for Ashbourne, Wirksworth and Matlock.

FOR SALE BY AUCTION WEDNESDAY 29TH OCTOBER

Auction Guide Price £180,000



John German

Situated in the sought-after village of Brassington, Hallis Cottage is a two-bedroom stone property offering a rare opportunity for buyers looking to renovate and personalise a home in a well-connected rural setting. There is no upward chain, this cottage presents a blank canvas and a wealth of potential to create a beautiful cottage to individual taste and the potential to extend, subject to planning permission. The layout includes two reception rooms and two double bedrooms, providing flexible living space, while the availability of fibre broadband in the area makes the property well-suited for home working.

Externally, the property benefits from off-street parking and a large garden. The village location is particularly appealing, with local pubs, scenic walking routes, and a primary school all within easy reach. Brassington is a popular area for those seeking a quieter pace of life while still maintaining convenient access to nearby towns and amenities at Ashbourne, Wirksworth and Matlock.

Entering the property, the reception hallway provides access to both the sitting room and dining room, with stairs leading to the first floor.

The dining room features an open fireplace and a window to the front offering far-reaching views of the surrounding countryside. A door leads through to the kitchen.

The kitchen is fitted with quarry tile flooring and rolled-edge worksurfaces incorporating a stainless steel sink with drainer and chrome mixer tap, set against a tiled splashback. There is a range of base cupboards and drawers, appliance space including plumbing for a washing machine, and space for a freestanding electric oven and additional white goods. Wall-mounted cupboards provide further storage.

The sitting room is a generously sized reception space with windows to the front framing countryside views. A door gives access to an understairs store which houses the recently installed Worcester boiler.

On the first floor, the landing leads to both bedrooms and the bathroom. Bedroom one is a well-proportioned double with a front-facing window capturing the elevated rural outlook. Bedroom two is also a spacious double with countryside views and includes a built-in overstairs cupboard with hanging rail and shelving, along with loft access.

The bathroom is fitted with a white suite comprising a pedestal wash hand basin, WC, bath with chrome taps, a double shower enclosure with mains-fed chrome shower, and an electric heater.

Outside, the property benefits from a driveway to the side, providing off-street parking-a rarity in the village. Additional external features include a timber shed, oil tank, and a useful former coal house with an attached outbuilding for extra storage, and an outside gardeners WC. To the front, there is a block-paved seating area enjoying elevated views across Brassington and the surrounding landscape, with a further lawned garden bordered by established plants and shrubs.

Please note the property does not have a registered title.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected. Fibre is available in the area.

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA26032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

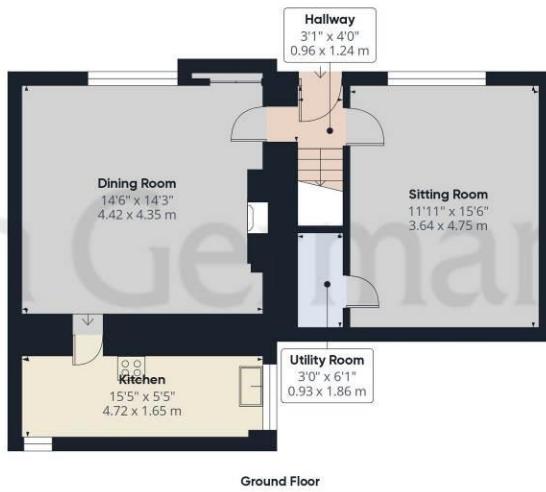
Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

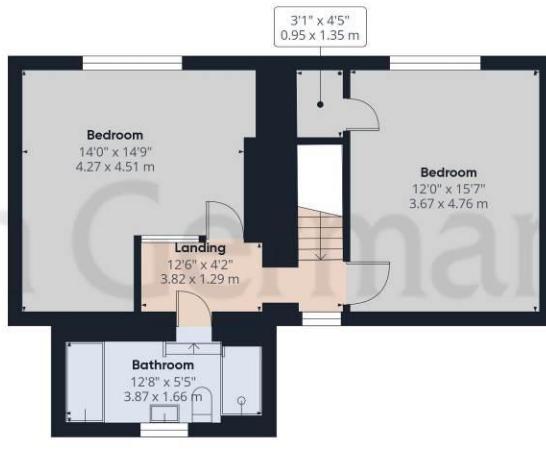
Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Approximate total area⁽¹⁾

1035.07 ft²
96.16 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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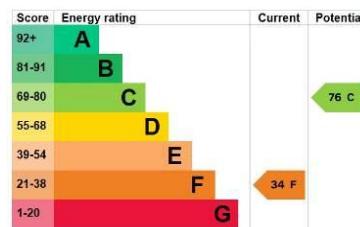
Agents' Notes
 These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst 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.

Referral Fees

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. In making 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.



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