

SCARGILL  
MANN & CO

EST. 1995



## Meadow Farm House

Idridgehay, Belper, DE56 2SD

**£425,000**



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## GENERAL INFORMATION

### THE PROPERTY

Occupying a stunning rural position within a favoured estate is this Georgian style double fronted semi detached property providing two bedroom accommodation requiring modernisation and improvements. Enjoying the benefits of a large garden with a variety of brick built out buildings with potential for development subject to planning. Immediate occupation available. Entrance Hall. Lounge. Dining room. Kitchen adjacent. Two genuine double bedrooms both with fitted wardrobes. family bathroom.

The property offers electrically heated accommodation with the benefit of an entrance hall, a good size lounge, dining room with feature stone fire place and an adjacent fitted kitchen. To the first floor there are two genuine double bedrooms with fitted wardrobes and there is a family bathroom with a shower over the bath. Outside is a particularly attractive rural garden with woodland lawns, a former pig sty and a variety of brick built former stables and coach houses with potential development subject to planning. This sale provides a good opportunity to acquire this traditional semi detached residence in a most favoured location with ease of access to Derby, Ashbourne and Belper

### ACCOMMODATION

#### ENTRANCE HALL

With stairs to the first floor, a useful under stair storage cupboard, a low cost night storage heater

#### LOUNGE

14'5" x 15'5" (4.4m x 4.7m )

With stone feature fire place and tiled hearth

incorporating wood burning stove, two storage heaters, adjacent storage cupboard.

#### DINING ROOM

14'5" x 15'1" (4.4m x 4.6m)

With stone feature fire place, night storage heater.

#### KITCHEN

With inset sink unit and base cupboard beneath with a range of base cupboards, work surfaces over, tiled floor, plumbing for automatic washing machine, electric cooker point, door to the rear.

### FIRST FLOOR

#### BEDROOM ONE

14'4" x 14'5" (4.39m x 4.4m)

With built in wardrobes, storage cupboards over, low cost night storage heater.

#### BEDROOM TWO

14'5" x 14'9" (4.4m x 4.5m)

With built in wardrobes, storage cupboards over, low cost night storage heater,

#### FAMILY BATHROOM

Having a low level W.C., pedestal hand wash basin, panelled bath with shower over, tiled surrounds, built in airing cupboard with hot water cylinder and immersion heater.

### OUTSIDE

Is a delightful garden with woodland, a former pig sty and a large range of brick built former stables and coach houses, coach house measuring 4.17m x 3.4m and a variety of stables measuring 1.6m x 4.15m, 4.07m X 3.3m, 2.85m x 4.4m. and 3.13m x 4.37m

### TENURE

FREEHOLD - Our client advises us that the property

Tel: 01283548194

is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### AGENTS NOTES

If you have accessibility needs please contact the office before viewing the property.

### COUNCIL TAX BAND

Amber Valley - Band D

### CONSTRUCTION

Standard Brick Construction

### CURRENT UTILITY SUPPLIERS

Oil

Water - Mains

Sewage - Klargester

Broadband supplier

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A



Road Map



Hybrid Map



Terrain Map



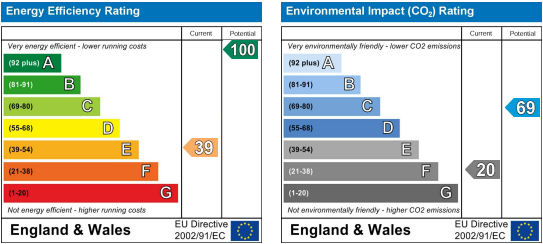
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.