

Stanley House

Eyam

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EST 1871

Stanley House
Church Street
Eyam
Hope Valley
Derbyshire S32 5QH

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An exciting opportunity to acquire a grade II listed three-storey, four-bedroom semi-detached stone dwelling in need of modernisation. The property boasts a rural village position, in the heart of the Peak District National Park, whilst remaining nearby to good road links.

For Sale by Auction Terms.

Guide Price: £265,000

Bakewell Office - 01629 812777

bakewell@bagshaws.com









Stanley House

Location:

Stanley House is situated in the rural village of Eyam, within the Peak District National Park, surrounded by rolling Derbyshire countryside but with great accessibility onto the A623. Eyam offers a small range of village amenities including a well regarded pub, a tea room and cafe, and a traditional Church. Nearby towns offer a wider range of facilities, including supermarkets, high street shops, eateries, and secondary schools, these being; Calver to the east (2.1 miles), Bakewell to the south (6.8 miles), and Buxton to the south west (13.7 miles). There are many nearby local walks and beauty spots direct from the property and throughout the area. Whilst being rural, the cities of Sheffield and Manchester are each within an hour's commute respectively, offering further transport links and amenities.

Description:

The sale of Stanley House presents a fantastic opportunity, the property offers a Grade II listed four bedroom semi-detached dwelling in need of modernisation but with much potential. The property lends itself to those seeking rural village life with the convenience of the A623 being close by for commuting, and offers the luxury of being nestled within the Peak District National Park.

Directions:

From Bakewell town centre, head north on the B6001 Station Road leading into Hassop Road, and continue on the road for approx. 5 miles arriving at the crossroads with the A623. At the crossroads, turn left onto the A623 heading west and follow the road for approx. 2 miles through Stoney Middleton. Look out for the signs for Eyam and turn right onto Eyam Road (leading into Main Street). Continue into the centre of the village, past Eyam Hall on the right, where the road turns into Church Street. Follow the road a short distance (0.1 miles), and the property will be on the left hand side indicated by our ' For Sale ' board just past St Lawrence's Church.

What3Words ///rollers.rummage.keyboards

Accomodation

Stanley House presents a traditional, stone-built property requiring modernisation, with living accommodation spread across three floors. The property benefits from many original features with ample opportunity to adapt and alter to a purchaser's preference. The ground floor is approached through a welcoming porch and entrance hall, leading to a spacious lounge and separate dining room. The generous kitchen is positioned to the rear and benefits from a useful pantry and direct access to the cellar.

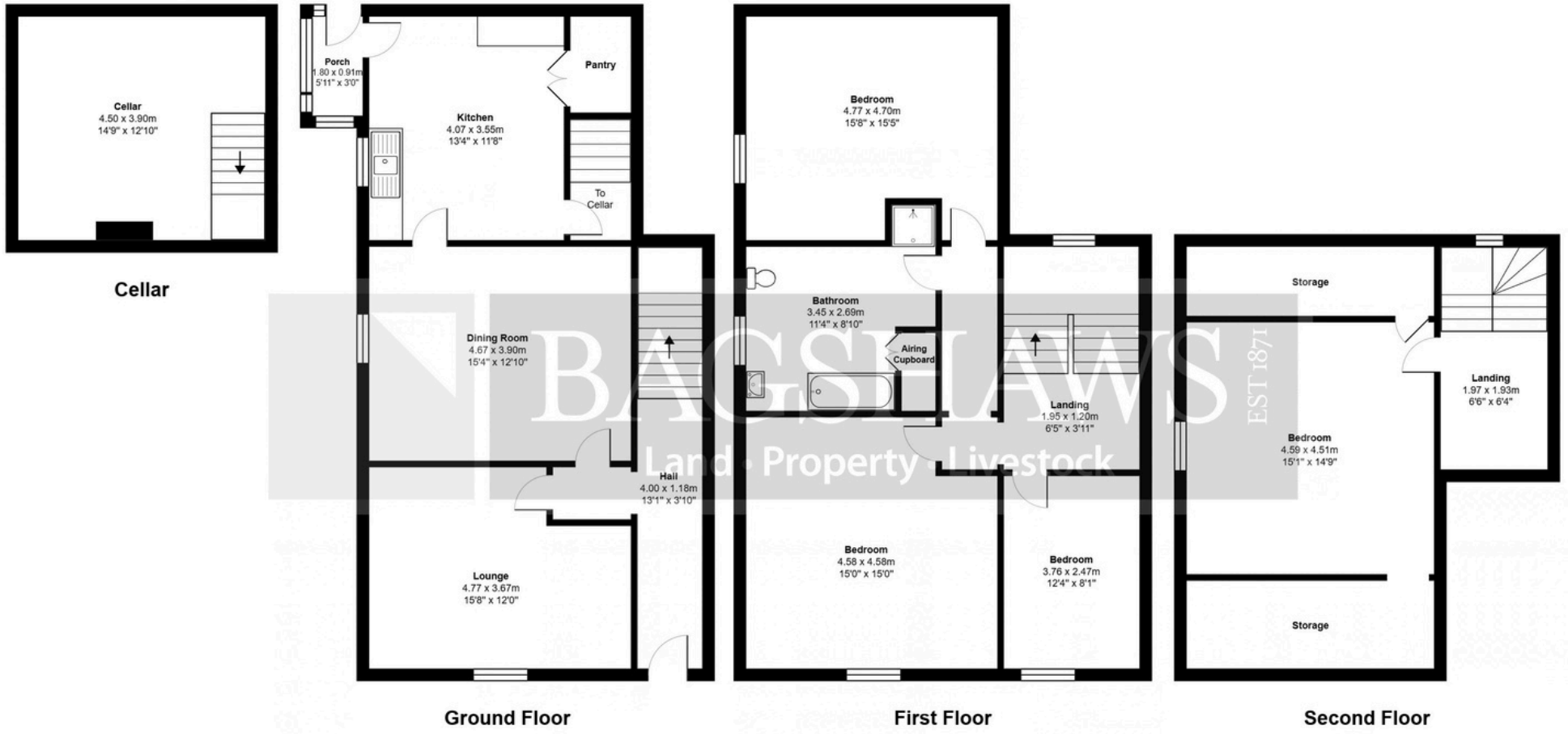
The first floor provides three bedrooms, including a particularly generous principal bedroom, together with a family bathroom and airing cupboard. The accommodation is well suited to family life, with the bedrooms arranged around a central landing.

The second floor offers a further spacious bedroom, together with a landing and substantial storage areas, providing excellent additional accommodation and practical storage.









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All measurements are approximate and for display purposes only

Externally

The property enjoys a charming and characterful enclosed outdoor space, offering a good-sized plot. A graveled provides a useful private courtyard-style setting to the side of the property, providing space for outside seating. There is also a small outbuilding positioned to the rear adjoining the neighbouring building.







General Information

Services: The property benefits from mains water, electricity, gas and drainage, with the central heating being gas-fired.

Fixtures and Fittings: Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Tenure and Possession: The property is sold freehold with vacant possession granted upon completion.

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. We understand there is a pedestrian right of way across the court yard for the neighboring property.

Council Tax Band: D

Local Planning Authority: Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

Local Authority: Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

Viewing: Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Method of Sale: The property is offered For Sale under Auction Terms.

Vendor's Solicitors: Glenn McClenaghan, Lovedays Solicitors, Bridge Street, Bakewell, DE45 1DS

Broadband Connectivity: It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Parking: Parking is currently on the Driveway.

Mobile Network Coverage: The property is well situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom web site (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Money Laundering Regulations 2017: All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion: The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer ' s fee of £500 plus VAT (£600 inc. of VAT)

For all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer ' s fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on buyers only, there is an additional online buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale: The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. " The Guide Price is issued as an indication of the auctioneer ' s opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH
T : 01629 812777
E : Bakewell@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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