



Hawthorn Farm , Holiday Lets Self Catering Cottage Complex



£600,000



SELF CATERING COTTAGE COMPLEX BUISINESS OPPORTUNITY

Hawthorn Farm Cottages - An excellent investment opportunity to acquire two self-catering holiday let cottages with two further let only rooms with potential to convert into a third cottage. Walnut Cottage offers a dining kitchen, lounge and two bedrooms, both with en-suite facilities. Lavender Cottage has an open plan lounge/kitchen with three bedrooms again all with en-suite facilities. Number 5 and number 6 Hawthorn Farm are currently arranged as two, one bedroom, let only rooms with en-suite facilities. However, planning has been granted to convert those into a two bedroom, two bathroom self-catering holiday let. There are also two existing garages and delightful gardens and seating areas along with off road visitor parking. Currently Lavender Cottage and Walnut Cottage without the additional third cottage are returning 12% with potential for this to be significantly increased upon the conversion of the two letting rooms into a two bedroom, en-suite cottage. The cottages have been operating extremely successfully for many years and our figures are based on an average income over the last three years. Without doubt this is a fabulous opportunity with excellent returns for the investment purchaser with further scope.

DIRECTIONS:

From our Buxton office bear right and right again at the Spring Gardens roundabout. Follow the road proceeding across the first two roundabouts, turning left at the third roundabout and proceed up Fairfield Road. At the very top of Fairfield Road Hawthorn Farm Cottages will be seen well set back from the road on the right-hand side.

LAVENDER COTTAGE

GROUND FLOOR

Entrance Hall 5'0" x 3'10"

With stairs to first floor and single radiator.

Bedroom One 10'5" x 10'4"

With double radiator, wall light point, T.V., aerial point and sealed unit double glazed door leading out to the front patio.

En-suite Shower Room 6'8" x 4'9"

With glazed double shower unit and shower, low level w.c., pedestal washbasin, heated towel rail, extractor fan and sealed unit double glazed window.

Bedroom Two 11'11" x 8'5"

With two wall light points, T.V. aerial point, double radiator, beamed ceiling and frosted sealed unit double glazed window.

En-suite Bathroom 7'7" x 4'6"

Fitted with an excellent quality suite, comprising of panelled bath with shower over and shower screen, low level w.c. and wall mounted washbasin. With tiled flooring, heated towel rail and extractor fan. Half tiled throughout.

FIRST FLOOR

Kitchen/Lounge 24'5" x 17'8"

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a single drainer sink unit with splash back. With space and plumbing for a washing machine, space for a cooker, space and plumbing for a dishwasher and space for a larger fridge. With feature beamed ceiling with raised seating area and two sealed unit double glazed windows.

Bedroom Three 12'1" x 11'3"

With double radiator, beamed ceiling and sealed unit double glazed window.

En-suite Shower Room 6'1" x 5'10"

With free-standing claw foot bath, pedestal washbasin, low-level w.c., tiled floor, heated towel rail and extractor fan.

WALNUT COTTAGE

GROUND FLOOR

Dining/Kitchen 14'8" x 7'4"

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit. Space for an electric cooker, space and plumbing for a dishwasher, feature radiator and sealed unit double glazed front entrance door.

Lounge 13'4" x 12'2"

With T.V. aerial point, under stairs storage, feature radiator and stairs to first floor. Sealed unit double glazed window and wooden door to front porch.

Front Porch

Enclosed seating area with glazed sliding patio door to front.

Bedroom One 12'4" x 8'7"

With double radiator, T.V. aerial point, sealed unit double glazed window and wooden door to front porch.

Front Porch

Enclosed seating area with glazed sliding patio door to front.

En-suite Bathroom 7'6" x 4'6"

Fitted with an excellent quality suite comprising of panelled bath with shower over and shower screen, low level w.c. and vanity washbasin. With heated towel rail and extractor fan.

FIRST FLOOR

Bedroom Two 12'5" x 8'11"

With double radiator, ceiling beams, T.V. aerial point and sealed unit double glazed window.

En-suite Shower Room 5'10" x 4'10"

With a glazed walk-in shower cubicle and shower, low level w.c., vanity washbasin, heated towel rail and extractor fan.

OUTSIDE

Walnut Cottage has an enclosed private lawned garden with outside seating areas.

5 HAWTHORN FARM

Entrance Porch

With tiled flooring.

Bedroom 11'4" x 8'11"

With beamed ceiling, T.V. aerial point and double radiator.

En-suite Shower Room 8'2" x 3'8"

With glazed shower cubicle and shower, vanity washbasin, low-level w.c., extractor fan and heated towel rail.

6 HAWTHORN FARM

Entrance Porch 7'9" x 3'5"

Bedroom 12'2" x 11'6"

With double radiator, beamed ceiling, T.V. aerial point and sealed unit double glazed window to front.

En-suite Shower Room 10'6" x 2'7"

With glazed walk-in shower cubicle and shower, low level w.c., vanity washbasin, heated towel rail and extractor fan.

OUTSIDE

GARAGE ONE 17'0" x 9'7"

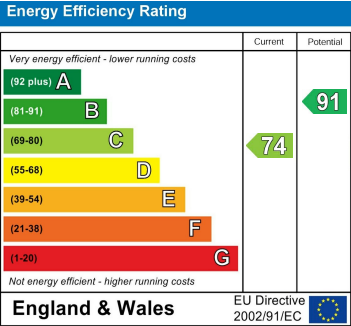
With light and power and stairs to first floor storage area.

GARAGE TWO 17'0" x 9'7"

With light and power.

N.B.

FLOORPLANS TO FOLLOW SOON





Important Notice

Mellors Estate Agents, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk
www.jonmellor.co.uk