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**Shepherds Holt**  
**Pown Street, Sheen, Derbyshire, SK17 0ET**



# **For Sale By Private Treaty**

(subject to contract)

## **Shepherds Holt** **Pown Street, Sheen, Derbyshire, SK17 0ET**

Shepherds Holt offers a rare opportunity to acquire a rural, stone built, three to four bedroomed property in the sought-after village of Sheen. The property boasts characterful original features, as some areas of the property are around 300 years old. The property features a large tarmac driveway and lawns to the front and rear aspects. Benefiting from newly fitted double glazed windows and a patio area for entertaining. Shepherds Holt enjoys far reaching views of the surrounding landscape as the Derbyshire Dales; Staffordshire Moorlands and High Peak can be admired from the property's grounds.

Shepherds Holt is well worthy of inspection, to appreciate the scope and potential on offer.

**Offers in the Region of: £300,000**

## **Directions**

From our Leek office on Derby Street, turn left onto Ball Hay Street and then right at the traffic lights onto the Buxton Road. Turn right just before the Olive Tree restaurant and continue Thornccliffe Road road until reaching The Mermaid self-catering accommodation. Turn right opposite The Mermaid and begin to follow signs for Warslow. Turn left on to the B5053 and then turn left onto the B5054. Go over the bridge at Hulme End and take the first left after the Manifold Inn. Continue up this road onto Pown Street and the property will be found on the left hand side, indicated by our For Sale board, just before the Staffordshire Knott public house.

## **Living Accommodation**

The property provides the following accommodation:

### ***Entrance***

A wooden entrance door leads into a porch with tile flooring; two sealed double glazed window units to the front and side aspects and ceiling light point. A second wooden front entrance door with glass panels which gives access to:-

### ***Living Room – 3.669m x 4.407m (12' x 14'5")***

Featuring a stone floor; sealed double glazed window units to the front and rear aspects; double glazed patio doors to the rear aspect; open solid fuel fire set on a tile surround with wooden mantel; exposed wooden ceiling beam; fuse box; aerial point; electrical points; two ceiling light points.

### ***Dining Room – 3.899m x 4.295m (12'8" x 14')***

Having exposed wooden flooring; sealed double glazed window units to the front and rear aspect; solid fuel log burner set on a tile hearth; aerial pint; electrical points; exposed ceiling beams and ceiling light point.





***Kitchen – 4.273m x 3.000m (14' x 9' 8")***

Featuring tile flooring; sealed double glazed window units to the front and rear aspect; BT phone point; two ceiling light points; and exposed ceiling beams. The suite comprises a range of wooden base units with formica work surfaces over; inset stainless steel sink and drainer unit with mixer tap; integrated cooker and hob; space for a fridge freezer and space and plumbing for an automatic washing machine. A large solid fuel boiler provides heating for the property.

***Downstairs Bedroom One or Study – 3.779m x 2.821m (12' 5" x 9' 3")***

With exposed wooden flooring; two sealed double glazed window units to the front and side aspects; radiator; electrical points; aerial point and ceiling light point.

***Stairs to First Floor Landing***

Carpeted stairs; sealed double glazed window unit to the rear aspect; radiator and three ceiling light points.

Giving access to:-

***Bathroom – 1.613m x 2.078m (5' 3" x 6' 10")***

With wood effect flooring; part tiled walls; sealed double glazed window unit to the rear aspect; radiator; extractor fan and ceiling light point.

The suite comprises a low level W.C; panel bath and pedestal wash hand basin.



**Bedroom Two – 2.593m x 3.046m (8' 6" x 10')**

Having fully fitted carpet; sealed double glazed window unit to the front aspect; airing cupboard housing the water cylinder; electrical points; BT phone point; and ceiling light point. Loft access to loft with lighting and boarded floor.

**Bedroom Three – 3.062m x 3.142m (10' x 10' 3")**

With wooden flooring; sealed double glazed window unit to the front aspect; inset storage cupboard or wardrobe; radiator; electrical points; aerial point; and ceiling light point.

**Bedroom Four – 4.478m x 3.685m (14' 7" x 12')**

Having exposed wooden flooring; sealed double glazed window units to the front and rear aspects; radiator; electrical points; aerial point; two ceiling light points and loft access.

**Outside Utility – 4.190m x 1.758m (13' 7" x 5' 7")**

With tile flooring; patio doors to the rear aspect; exposed brick walls; electrical points and inset ceiling spot lights.





## Outside

To the front of the property there is a lawn garden and driveway for several vehicles.

To the rear of the property there is a good sized patio area and lawn area with small pond and an outside tap.



### Council Tax Band

We believe that that council tax is band D.

### Services

Mains water and electricity are connected, with heating supplied by the solid fuel boiler in the kitchen. Drainage is by private means of a septic tank which is located in the garden.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### Viewing

By prior arrangement through Graham Watkins & Co. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308

### Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

### Thinking of Moving?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

# Energy Performance Certificate

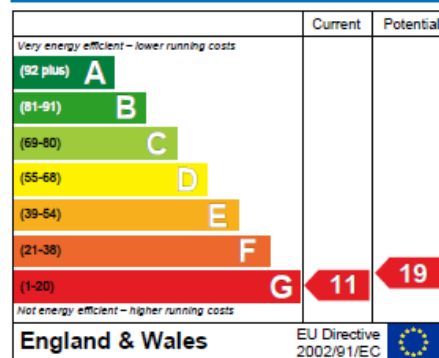


Shepherds Holt  
Sheen  
BUXTON  
SK17 0ET

Dwelling type: Detached house  
Date of assessment: 26 November 2009  
Date of certificate: 26 November 2009  
Reference number: 2568-9934-6279-7201-2090  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 111 m<sup>2</sup>

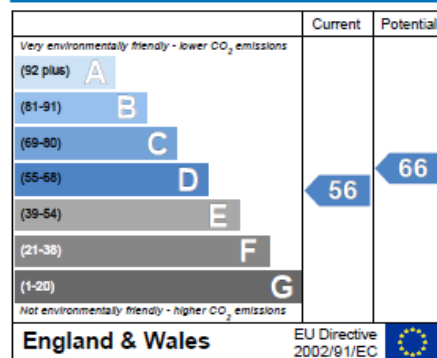
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	604 kWh/m <sup>2</sup> per year	522 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.1 tonnes per year	4 tonnes per year
Lighting	£125 per year	£62 per year
Heating	£1467 per year	£1398 per year
Hot water	£567 per year	£348 per year

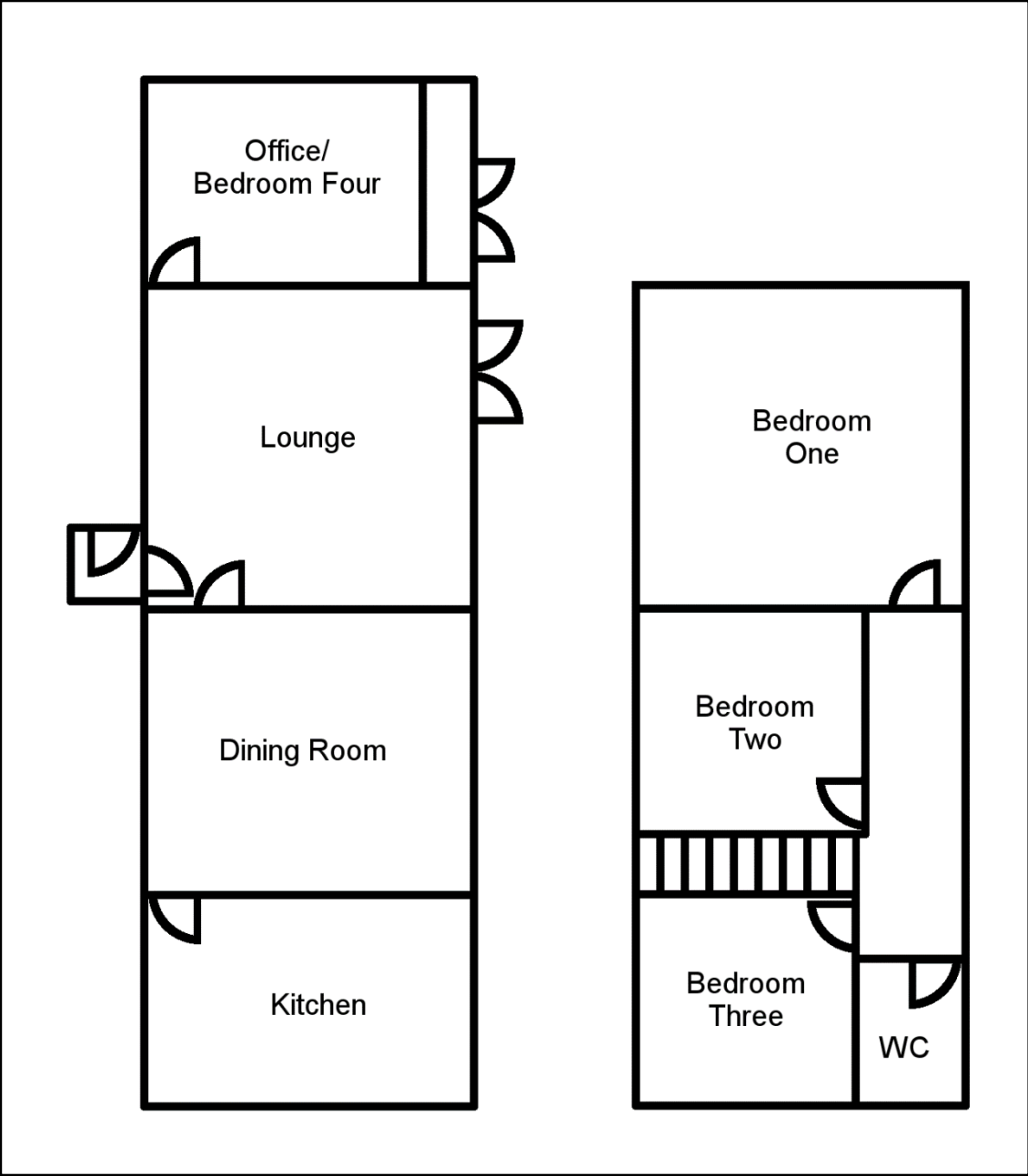
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.





## **Websites**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.primelocation.co.uk](http://www.primelocation.co.uk)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

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