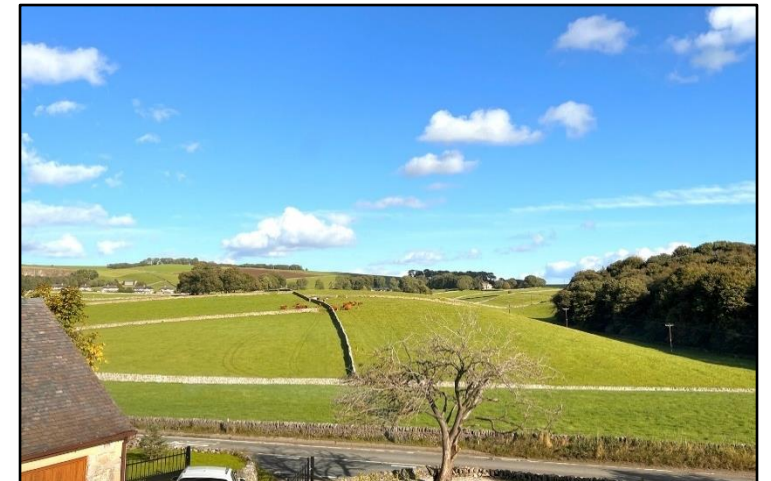


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Graham Watkins & Co.

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Pine View

Greenlow, Alsop-en-le-Dale, Ashbourne, Derbyshire, DE6 1QQ



FOR SALE BY PRIVATE TREATY

(subject to Contract)

Pine View

Greenlow, Alsop-en-le-Dale, Ashbourne, Derbyshire, DE6 1QQ

Pine View offers a spacious four bedroom family home which is set within the outstanding Peak District. Having two reception rooms and large surrounding gardens, Pine View enjoys far reaching views of the surrounding landscape. Internally, the accommodation briefly comprises two reception rooms, family kitchen, garden room, utility room, down stairs W.C and two bedrooms to the ground floor. The first floor consists of two bedrooms and the family bathroom. Externally, the property has the benefit of a double garage which has been converted into a workshop and lawned gardens to both the front and rear aspects, complete with a wooden summer house, and patio area.

An internal viewing of this home is **HIGHLY** recommended to fully appreciate the modern accommodation on offer.

Offers in the Region of £550,000



Situation

The property enjoys a rural location a short distance from the small hamlet of Alsop-en-le Dale, which is approximately 6.6 miles from the town of Ashbourne, 14.5 miles from Buxton and 14.5 miles from Leek.

The property has excellent open views over the front elevation looking over the Peak District National Park.

Directions

From our Leek office on Derby Street, take A525, Ashbourne Road and follow until you reach the crossroads, turn left onto the B5053 towards Onecote and continue on this road through the village of Warslow, turn right onto the B5054 towards Hartington, at the Manifold Inn turn right and continue on Lode Lane towards Alstonefield, after 1.5 miles turn left onto Oxclose Lane, after a short distance turn left onto the A515 and The property is identifiable by our For Sale board.

Accommodation Comprises

Entrance Hall – 4.32m x 3.15m

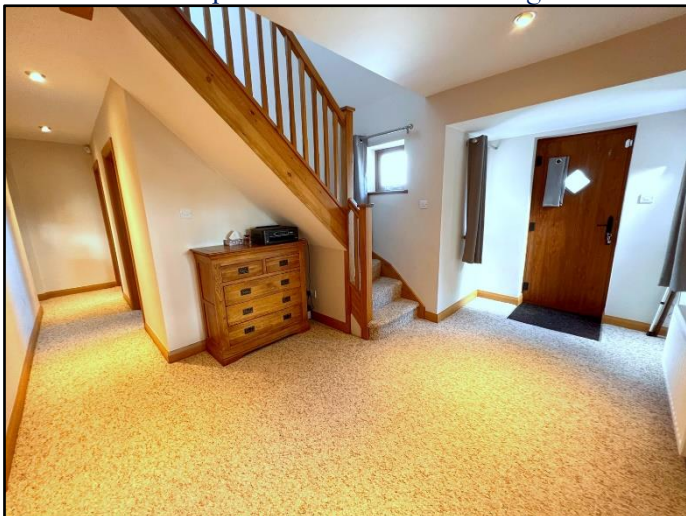
With pine staircase off and skylight.

Dining Room – 3.14m x 3.18m

Having double oak doors into the garden room, window to the front elevation, with arches into the sitting room and radiator.

Sitting Room – 4.09m x 4.04m

Having a dual aspect room with almost full height double glazed windows to the side and rear, feature rustic brick fireplace with a multifuel stove and stone hearth, exposed beams to the ceiling and radiator.



Garden Room – 4.67m x 2.79m

With triple aspect double glazed windows to the side, front and French door leading onto the gardens, radiator and storage cupboard.

Kitchen – 4.04m x 4.65m

Offering a good range of base and wall units in oak with matching Island with seating, Leisure Cookmaster propane gas Range, ceramic tile splash backs, tiled floor and French doors leading onto the landscaped gardens, beams to the ceiling and radiator.

Utility - 3.10m x 2.29m

With matching base units and work surfaces and stainless steel sink, tiled floor and tiled splash back to the sink unit, plumbing for a washing machine, rear uPVC entrance door and radiator.



Ground Floor Shower Room/WC – 2.30m x 2.18m

Having fully tiled walls, and floor with under tile electric heating, shower, wash hand basin and low flush lavatory and heated towel rail.



Bedroom One – 4.65m x 3.12m

With double glazed window to the front, radiator and ceiling spotlights.

Bedroom Two – 3.94m x 2.24m

Double room with aspect to the rear of the property and radiator

Staircase leading to First Floor Landing

Having a skylight.

Bedroom Three – 4.42m x 2.89m

With double built in wardrobes and storage cupboard, radiator and skylight.

Bathroom – 1.96m x 2.91m

Having a P shaped bath with shower over, wash hand basin and lavatory, part tiled walls, radiator and skylight.

Bedroom Four – 4.40m x 4.83m

With under eaves storage and built in wardrobe, radiator and dual aspect skylights.



Outside

The property is approached from the council road, by means of a gravel driveway leading into a forecourt with double metal gates and stone walls entrance gateway. The driveway to the front of the property offers parking for several vehicles.

The property has the benefit of a lawn to the front elevation and a further garden area to the rear of the property complete with a wooden constructed summer house, landscaped gardens and a patio area with lawns and shrub borders with views to the rear over looking open fields.

Garage – 5.49m x 7.32

With wooden doors to the front and windows to the side and double glazed French doors to the side terrace, the garage has been converted to a workshop/hobby space with a range of storage cupboard and work station. The workshop also has power and light with the roof space been fully boarded.

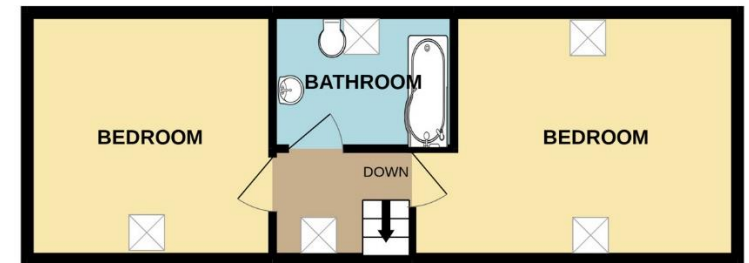


Floor Plan

GROUND FLOOR



FIRST FLOOR



Energy Performance Certificate

Energy performance certificate (EPC)

PINE VIEW
GREENLOW
ALSOP EN LE DALE
DE6 1QQ

Energy rating

D

Valid until: 9 November 2030

Certificate number: 0610-3901-5209-0410-3204

Property type

Detached bungalow

Total floor area

160 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Services

We believe the property is connected to all mains water and electricity with oil fired central heating, gas connection for gas bottles, and drainage by private means.

Council Tax Band

We believe the property is in band F

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 or telephone the office.

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.

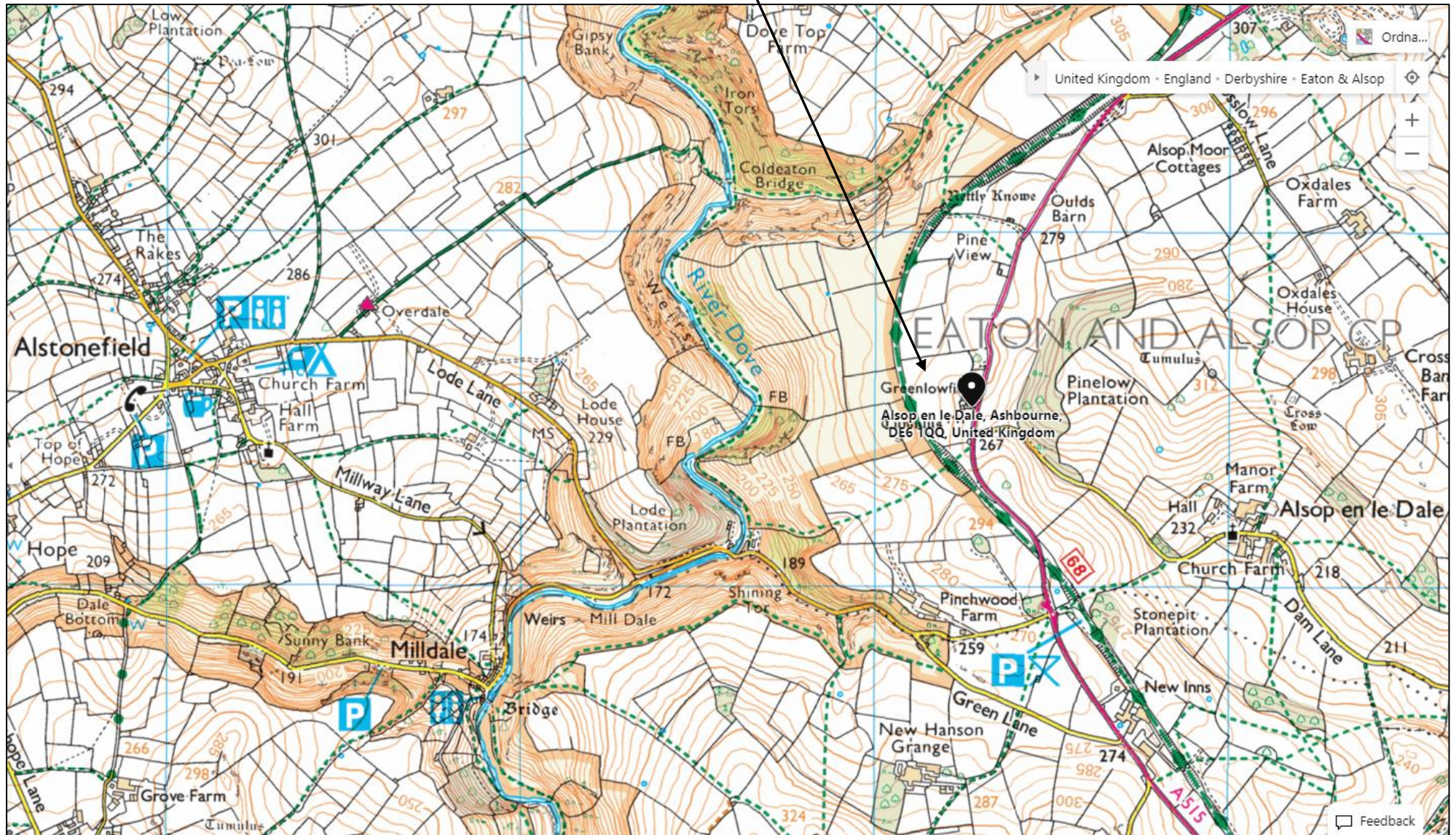
Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

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Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.
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