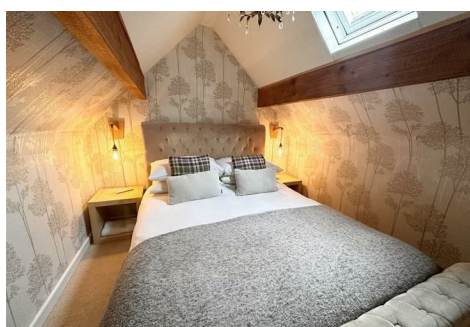




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



The Loft , Milldale, Ashbourne, DE6 2GB

Offers Over £175,000

FANTASTIC HOLIDAY LET FOR SALE WITH PLANNING PERMISSION TO DEVELOP FURTHER

The Loft offers an ideal opportunity for those looking to purchase a self-contained holiday let property to start a business or expand their portfolio. The Loft has off road parking and is located in the popular tourist area of Dovedale. The holiday cottage is situated within close proximity to the enchanting Beresfordale, Wolfscotdale and Lathkildale with popular Dovedale, Ilam Hall, Hartington, Tissington and Chatsworth Estate and Thor's Cave close by. The Loft's accommodation comprises basic kitchen facilities, a bedroom and bathroom. Externally, The Loft has the benefit of off road parking and some woodland - the whole site extends to 0.69 acres or thereabouts.

Viewing is highly recommended to appreciate the location and accommodation that The Loft offers.

Accommodation Comprises:

Living Area 8'3" x 7'1" (2.54 x 2.17)



(Maximum Measurement) Exposed beams.



Bedroom 9'5" x 8'4" (2.89 x 2.55)



(Maximum Measurement) Exposed beams, skylight window.

Bathroom 7'4" x 4'10" (2.25 x 1.49)



(Maximum Measurement) Suite comprising panelled bath, wash hand basin in vanity, low level wc, heated towel rail, exposed beams, velux window, tiled floor.

Garage Below



Double doors to garage below, presently used for storage purposes.

Outside



Gravelled parking area with steps at the rear to the living area. Gravelled patio to the side. Aluminum framed gardens shed.



Woodland



Adjoining woodland area extending to approximately 0.65 of an acre or thereabouts.

Services

The property is not connected to mains services and interested parties should make their own enquiries.

Planning Permission

Planning permission was granted in March 2022 for part conversion of garage and change of use to holiday accommodation and retrospective approval for new vehicular access.

Planning reference number: NP/SM/0322/0326

Viewings

By prior arrangement through Graham Watkins & Co.

Tenure and Possession

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

Wayleaves & 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.

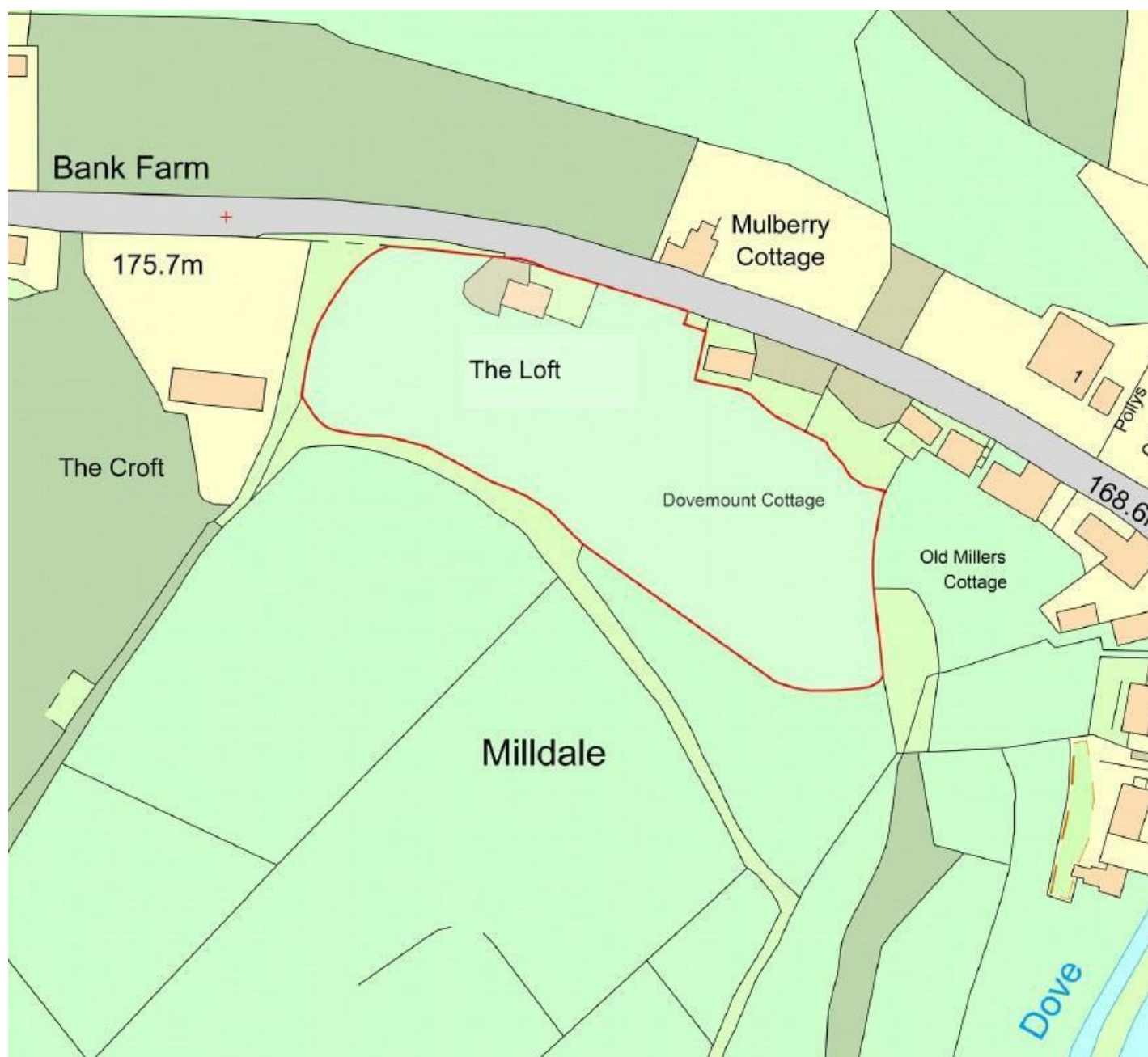
Measurements

All measurements given are approximate and are 'maximum' measurements.

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.

Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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