



£225,000

Dale End, Matlock DE4 4HA

Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- FOR SALE VIA MODERN AUCTION
- Detached Derbyshire Stone Cottage
- 2 Double Bedrooms
- Large Garden
- Stunning Views
- Extremely Sought After Village Location
- Investment/Development Opportunity
- Complete Renovation Required
- VIEWING EVENT 29th May (Call For Details)

## Property Description

\*\*\* FOR SALE VIA MODERN AUCTION\*\*\* An opportunity to acquire this picturesque two-bedroom detached stone-built Derbyshire cottage, offered for sale via modern method of auction and located in the highly regarded village of Brassington, close to Carsington Water.

## Main Particulars

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Derbyshire Properties are delighted to present this charming detached stone cottage, occupying a generous plot within the sought-after Peak District village of Brassington. Requiring full modernisation throughout, the property offers superb potential for investors, developers, or buyers seeking a renovation project in a desirable countryside setting. Enjoying outstanding far-reaching rural views, off-road parking, and a traditional country garden, this is a rare opportunity to acquire a character property with enormous scope for improvement. A viewing event will take place on the 29th May between 3:00pm and 4:30pm. For further information, please contact Derbyshire Properties, Belper.

### Living Room

Having windows to the front and side elevations, entrance door leading directly from the street, staircase rising to the first floor landing, open fireplace, and internal doors providing access to the kitchen and rear lean-to.

### Kitchen

With windows to the front and rear elevations and fitted with a range of wall and base-mounted units incorporating a stainless steel sink and drainer unit with part tiled walls.

### Lean-to

Constructed with a breeze block base and timber framed windows, having shelving and door providing side access.

### First Floor

### Landing

Accessed via the living room with internal doors leading to both bedrooms and bathroom.

#### Bedroom 1

With windows to the front and side elevations enjoying pleasant countryside aspects.

#### Bedroom 2

With windows to the front and side elevations.

#### Bathroom

Comprising low-level WC, pedestal wash hand basin, panelled bath, and window to the rear elevation.

#### Outside

The property occupies a sizeable plot with off-road parking to the side elevation for two vehicles. The rear garden is laid out in a traditional country garden style with timber storage shed and enjoys superb far-reaching countryside views.

#### AUCTION INFORMATION

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This property is offered for sale via the modern method of auction and represents an excellent opportunity for investors or buyers looking to renovate and add value. The property has spray foam in the roof space so if buying with a mortgage please check with your lender first.

The accommodation briefly comprises: entrance hall, living room, kitchen, store room and ground floor shower room. To the first floor, a landing provides access to three bedrooms and a further shower room. Externally, the property benefits from off-road parking for two vehicles to the front and a generous rear garden enjoying elevated view

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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