



59 Low Road  
Clowne



# 59 Low Road

Clowne

S43 4LQ



2



1



2



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0.91  
acre(s)

An attractive opportunity to acquire a two bedroom semi detached property in a popular area, nearby to the popular town of Clowne. The property would benefit from some modernisation but offers great potential to extend. Externally there is a large garage with workshop area, parking and grassland together with a stable block amounting to approximately 0.91 acres.

## Offers In The Region Of

£400,000



Bakewell - 01629 812777



bakewell@bagshaws.com

### Location

59 Low Road is situated in an accessible semi-rural location near to the town of Clowne. The town provides a range amenities including a high street shops, Church, public houses, doctors surgery, secondary schools, supermarkets. There are stations nearby in Creswell and Whitwell. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors and those with equestrian interests, particularly with the Clowne Branch Line Greenway only being a short distance away. The property is ideally located for easy access onto the B6418 leading to the M1 at junctions 29A and 30.

### Ground Floor

The entrance door leads into the hallway, providing access into the large sitting on the left and then the Living Dining room providing flexible living space, with separate galley Kitchen. The ground floor offers attractive scope for a renovation programme and will prove a versatile space. The front aspect windows give views over the front garden and beyond.

### First Floor

Comprising briefly of two Double Bedrooms, landing and a Family Bathroom, the first floor provides attractive views over the countryside surrounding the property.

In need of some modernisation the first floor is a versatile space which could be altered to create a third bedroom.

### Externally

To the front of the property, there is a driveway offering ample off road parking and providing access to the garage.

There are areas of lawn to the front with planted borders and a greenhouse.

### Garage

The triple garage offers storage and is internally separated into a garage area, workshop, stable, hay store and WC. There are further possibilities of conversion subject to the necessary planning consents.

### Stables

There is a block of stables comprising two boxes and a tack store. There is a second building comprising two further loose boxes and a hay store. There is an enclosed hardcore yard area to the front of the main stable block. There is water to the buildings.

### Land

The land and stables are accessed along a short section of track by a right of way. The land is all down to grass and is divided into two paddocks with a mixture of hedgerows and fencing.

### Services

The property benefits from mains water, drainage and electric. A solid fuel back boiler serves the central heating.

### Tenure and Possession

The property is sold Freehold with vacant possession

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. There is a right of way benefitting the property to access the paddock.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

### Local Planning Authority

North East Derbyshire

### Local Authority

Bolsover Council

### Council Tax Band

C

### Solicitors

TBC

### EPC F

### Method of Sale

The property is for sale by private treaty.

### Viewings

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: Bakewell@bagshaws.com.

### Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

### Directions

Approaching Clowne on Sheffield Road, turn left onto Boughton Lane, continue on this road until you reach the B6418, turn right onto this road for approximately half a mile, the property will then lie on

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In partnership with Bury and Hilton

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