



**Langton Bungalow**  
**Pinxton**



**Langton Bungalow**  
**Kirkby Lane**  
**Pinxton**  
**Nottingham**  
**NG16 6JA**



**3/4**



**6**



**2**



**2.0 ac**



**E**

An exciting offering including a bungalow with accommodation across two floors in need of some renovations, an adjoining annexe offering opportunity, a range of timber stores, extensive private gardens, and a block of grassland with a timber stable all totalling approximately 2.0 acres (0.81 hectares).

The property boasts a rural position with privacy to the rear overlooking the adjoining gardens and land, whilst being within commuting distance of popular towns and cities. The property offers plentiful opportunity for those with equestrian, smallholder, and amenity interests, as well as potential for development (subject to planning consent).

**Guide Price:**

**£500,000**



Bakewell Office - 01629 812777



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# Langton Bungalow

## Location:

Langton Bungalow is situated in a semi-rural location just outside the village. The nearby villages have a range of basic amenities including a church, public houses, village shops and primary schools. The market towns of Alfreton and Kirkby in Ashfield offer a wider range of facilities including supermarkets, high street shops, restaurants and secondary schools. There are many nearby local walks and bridleways direct from the property and throughout the area. The property has rural setting, however benefits from access onto main roads including the A38 and M1 access at junction 28 within 2 miles leading to the surrounding cities including Derby, Nottingham and Sheffield.

## Description:

The sale of Langton Bungalow presents many fantastic opportunities, the property offers a spacious bungalow on a generous plot in need of maintenance but with much potential, an adjoining annexe offering ancillary accommodation, range of timber stores, and extensive surrounding gardens and a grassland paddock extending in total to 2.0 acres (0.81 hectares).

The property lends itself to those with equestrian and/or smallholder interests, boasting a good sized paddock with separate roadside access, as well as those seeking a development plot (subject to the necessary planning consents) and a renovation project, in a popular and accessible location.

Formerly, a horticultural nursery business was operated from the site, highlighting other business and enterprise potential at the property again subject to the necessary consents.

## Directions:

From Junction 28 roundabout on the M1, head towards South Normanton and Alfreton on Mansfield Road. After a short distance, turn left onto Pinxton Lane and follow the road to a set of crossroads. Continue straight on following B6019 to a second set of crossroads and turn left onto Kirkby Lane and continue under the motorway bridge. From the motorway bridge, continue for approx. 0.6 miles, the property can be found on your right hand side, indicated by our For Sale board.



## Accommodation:

Langton Bungalow presents spacious living accommodation across two floors, with ample opportunity to alter the layout to a purchaser's preference, and offering a 'blank canvas' in need of modernisation and renovations. Many traditional features flow throughout the bungalow, providing character, with the accommodation comprising;

With entrance from the side porch into a wide hallway, the breakfast kitchen is located to the left offering fitted units and dual aspect views. The hallway also gives entrance to a storage cupboard to the rear of the kitchen, and a bathroom with basin, bath, and w/c. A generously sized sitting room adjoins the bungalow to the annexe, and offers an external door to the garden and a feature fireplace. The rear of the bungalows offers a open plan dining and family room, with a study room to one end, and a large garden room/conservatory overlooking the lawn.

A further lounge or bedroom offers another good-sized living space, with an external door out into the garden.

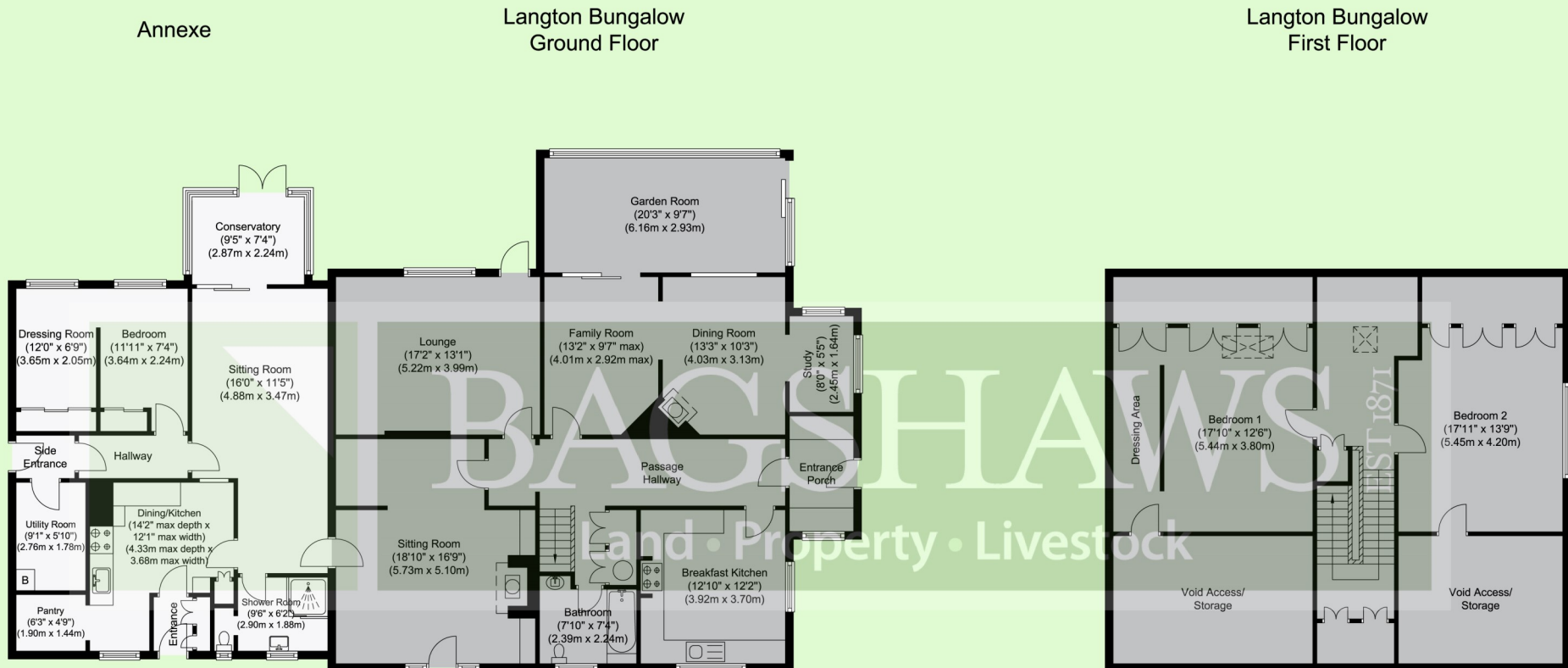
The first floor offers two double bedrooms, each with built-in wardrobes and eaves storage space, one offering a dressing room area.



# Annexe:

The annexe offers separate living accommodation across one floor, adjoining the main dwelling to one end. Entering from the front, a hallway opening into a dining kitchen with fitted units, and a pantry space to the side offering further storage. A large sitting room spans across one side of the annexe, with an internal door through to the main dwelling, and access to the shower room complete with shower, basin, and w/c. Off the sitting room, a conservatory locates to the rear with patio doors opening into the garden.

A side entrance into the annexe offers a second hallway and access to a useful utility room, a bedroom and adjoining good-sized dressing room. The annexe offers income earning potential as a rental property or an Airbnb, alternatively this could provide accommodation for extended family members.



## Langton Bungalow, Kirkby Lane, Pinxton, NG16 6JA

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Externally:

Langton Bungalow offers a good-sized plot of approximately 2.0 acres (0.81 hectares), including gardens and adjoining paddock. The property offers three roadside access points, and ample driveway with private parking for multiple vehicles. The gardens to the property surround the bungalow, with lawned areas and mature trees to each boundary providing privacy from the roadside, appealing to those who are 'green fingered' and seeking the amenity aspects of country living. There are two detached garages, providing storage spaces, and various timber framed sheds in situ which have previously been used for horticultural purposes, and could offer development potential.

The adjoining paddock provides grassland suitable for the grazing of all livestock and/or horses, bounded by post and wire fencing, and offering a timber field shelter. The paddock benefits from access from both the bungalow and separately from the roadside, giving flexibility.

With the acreage on offer the property also lends itself to a building plot, with much potential (subject to all the necessary planning consents).



# General Information

## Services:

The property benefits from mains water, gas and electricity, with private drainage via a septic tank.

## Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

## Council Tax Band: E

## EPC Rating: Bungalow - E Annexe - D

## Local Authority:

Ashfield District Council, Council Offices, Urban Rd, Kirkby in Ashfield, Nottingham NG17 8DA

## Method of Sale:

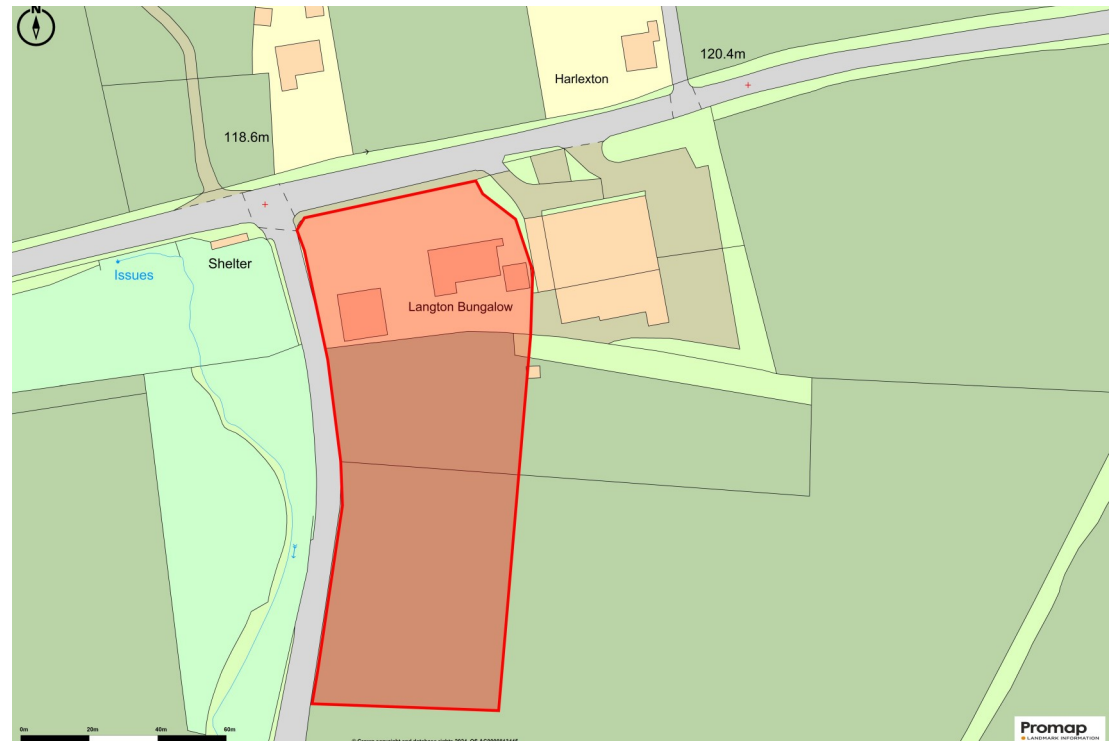
The property will be offered for sale by private treaty.

## 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.

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.





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