



# Keepers Cottage

Rowthorne, Glapwell





**Keepers Cottage**  
Rowthorne Lane  
Rowthorne  
Glapwell  
Chesterfield, S44 5QQ



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0.49 ac



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A truly rare and attractive opportunity to purchase a traditional, stone-built dwelling, set within approximately 0.49 acres, on the outskirts of the desirable hamlet of Rowthorne. This property requires complete renovation, offering a blank canvas and space to extend should a potential purchaser wish, subject to the necessary planning consents.

**For Sale By Private Treaty**

**Guide Price: £450,000**



Bakewell Office - 01629 812777



bakewell@bagshaws.com

**Location:**

Rowthorne is a much sought-after village, nearby to the towns of Bolsover (3.9 miles), Mansfield (5.4 miles), and Chesterfield (7.8 miles) each offering a wide range of amenities. The village is surrounded by rolling Derbyshire countryside offering an attractive outlook, whilst being a stones throw from the National Trust's Hardwick Hall and grounds. The property is within commutable distance to the cities of Sheffield, Derby and Nottingham, with access to the M1 being just 3 miles away.

**Directions:**

Head southeast out of Chesterfield along the A617, following the road for approx. 5.0 miles. At the Heath Interchange, take the third exit to continue on the A617, passing over the M1. Continue along the dual carriage way for approx. 1.7 miles into the village of Glapwell. With The Young Vanish Inn on the left, take the first right turning after onto Rowthorne Lane, signposted for Rowthorne. Follow the lane for just under a mile, through the hamlet of Rowthorne, the property can be found on the right hand side indicated by our 'For Sale' board.

What3words: //////////////reverses.hardly.outbid





# Description

This charming, detached traditional stone-built cottage provides great opportunity to create a substantial family home, seeking internal modernisation but with good-sized living spaces. Accommodation spreads across two floors, offering the potential to extend and adapt to a purchasers taste (subject to the necessary planning consent). Welcomed by an entrance hall, the ground floor presents a dual aspect living room with feature fireplace, a spacious dining room with a fireplace, a kitchen with fitted units and external access to the garden, a useful utility space, and a bathroom with bath, basin, and w/c. Externally, a garden store is incorporated into the ground floor of the cottage.

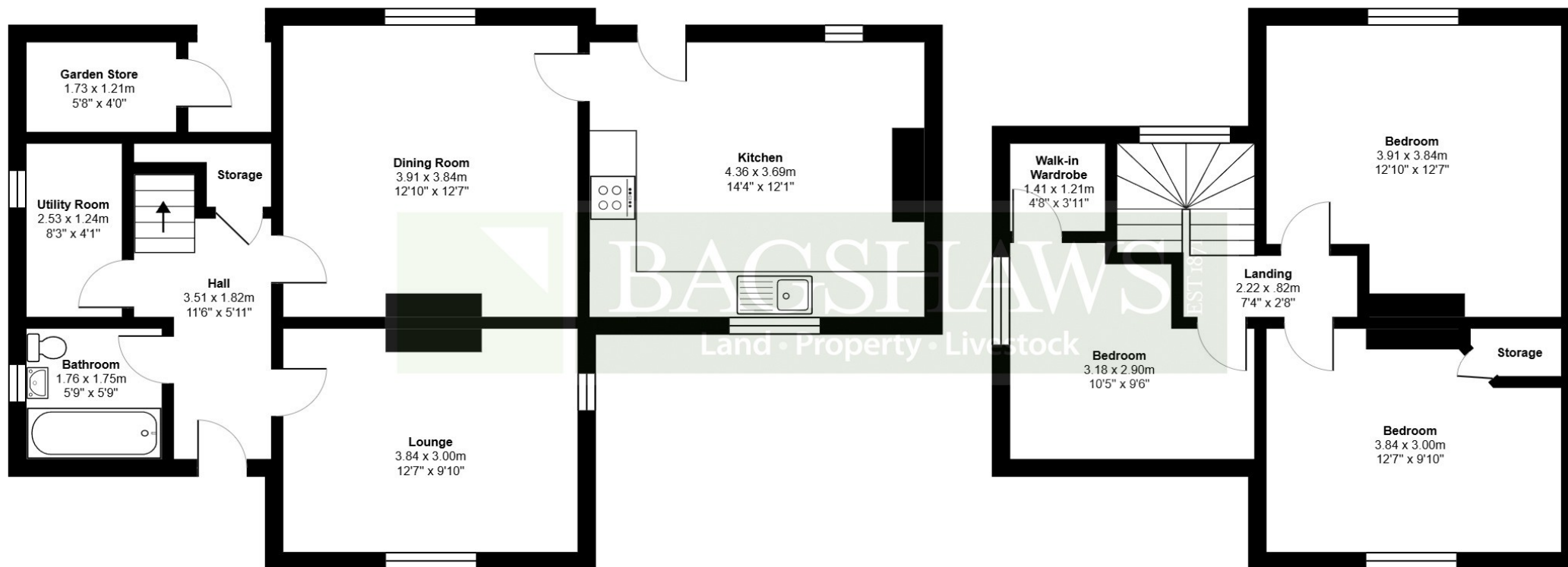
The first floor offers three generously-sized double bedrooms, one boasting a 'walk-in wardrobe' storage space, perfect for family living. All the bedrooms have far reaching views over the surrounding countryside.











**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only

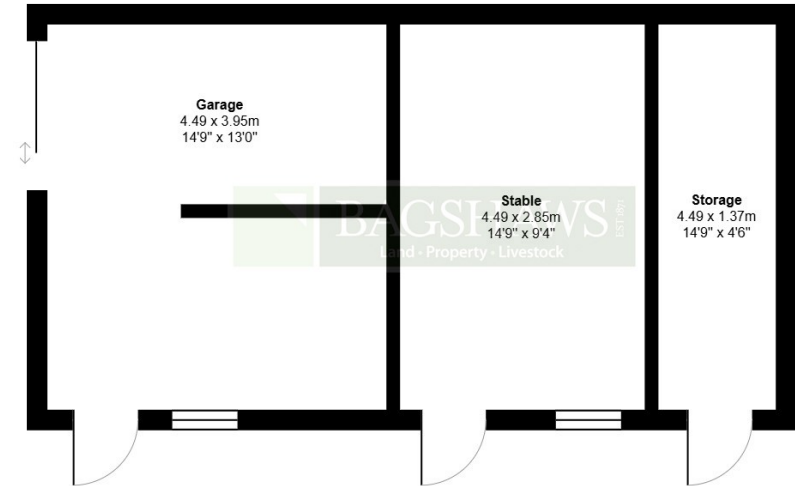




# Externally

Keepers Cottage offers a spacious plot of approx. 0.49 acres, entirely bounded by mature hedgerows offering serenity and privacy. The extensive gardens surround the cottage, principally laid to lawn with many mature trees and shrubbery, offering ample space for those with amenity interests to enjoy. Views to the south and east are secluded, overlooking adjoining farmland, providing a peaceful haven with much space for outside seating and dining areas. Access to the property is via a gated driveway, with plentiful parking for multiple vehicles, and offering entrance to a traditional stone-built garage with much flexibility in its uses. The garage is currently internally divided into a stable, storage area, and garage space.

The gardens are to be admired and truly set the property aside, with a generous plot, perfect for those seeking the 'country lifestyle'.



Outbuilding





# General Information

## Services:

The property is serviced with mains electric, water and drainage. Property has oil fired central heating system.

## Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Timber Rights:

It is understood that these are included in the sale as far as they exist.

## Vendor's Solicitors:

Currey & Co LLP, 33 Queen Anne Street, London W1G 9HY

## Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Chesterfield, S42 6NG.

**Council Tax Band – D     EPC Rating – F**

## Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: Bakewell@bagshaws.com.

## Method of Sale:

The property is offered for sale by private treaty.

## Overage Clause:

The property will be subject to an overage clause, an overage of 50% on any uplift in value arising from planning consent granted for more than one dwelling including ancillary landscaping and infrastructure, for a period in perpetuity from completion. For avoidance of doubt, this overage clause will not apply for planning permission on the original dwelling.

## Broadband Connectivity:

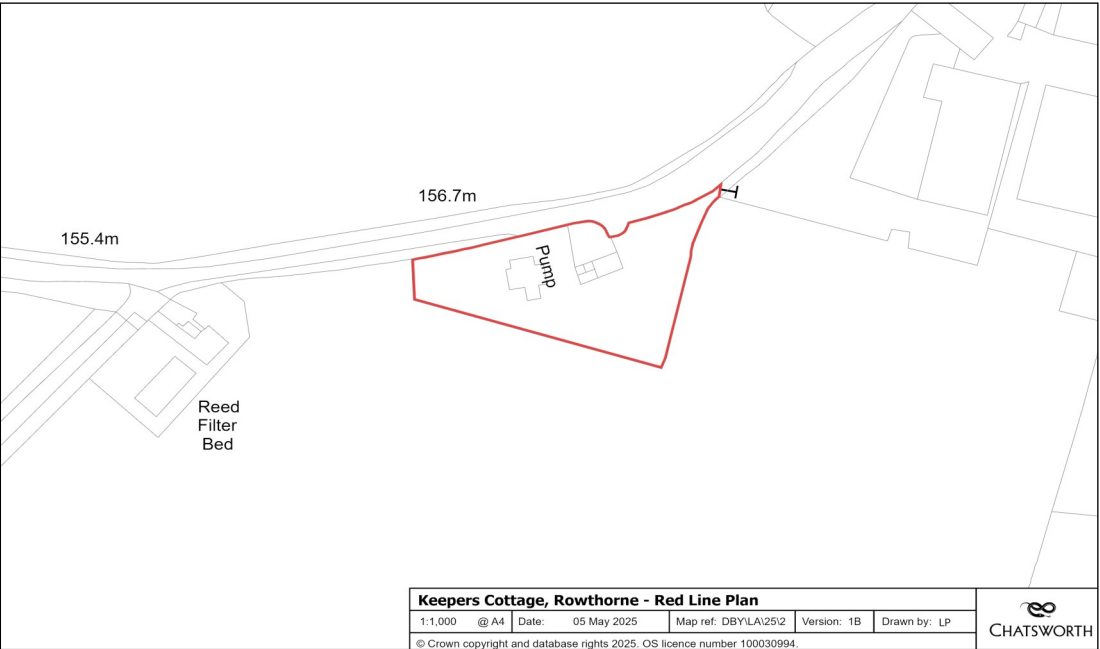
It is understood that the property currently benefits from good broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.







**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

**T:** 01629 812777

**E:** Bakewell@bagshaws.com

**www.bagshaws.com**

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