



23 The Common
South Normanton



**23 The Common
South Normanton
Alfreton
Derbyshire
DE55 2EN**



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1.38 ac



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A unique opportunity to acquire a semi-rural property offering a three-bedroom farmhouse, together with a collection of useful outbuildings, gardens, and paddocks all totalling approximately 1.38 acres. The property requires internal modernisation but has been well-maintained, offering a fantastic opportunity for those with equestrian, hobby farming and/or amenity interests seeking an accessible location.

For sale by Private Treaty.

Guide Price: £595,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property situates in a semi-rural location, on the edge of the village of South Normanton, offering an accessible location close-by to a range of amenities. Nearby towns are Alfreton to the west (2.0 miles), Mansfield (7.4 miles), Belper to the south west (10.2 miles), and Chesterfield to the north (12.6 miles). The cities of Derby and Nottingham locate just 15 miles south each respectively, where a broader range of amenities and transport links can be found. The property locates nearby to the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.



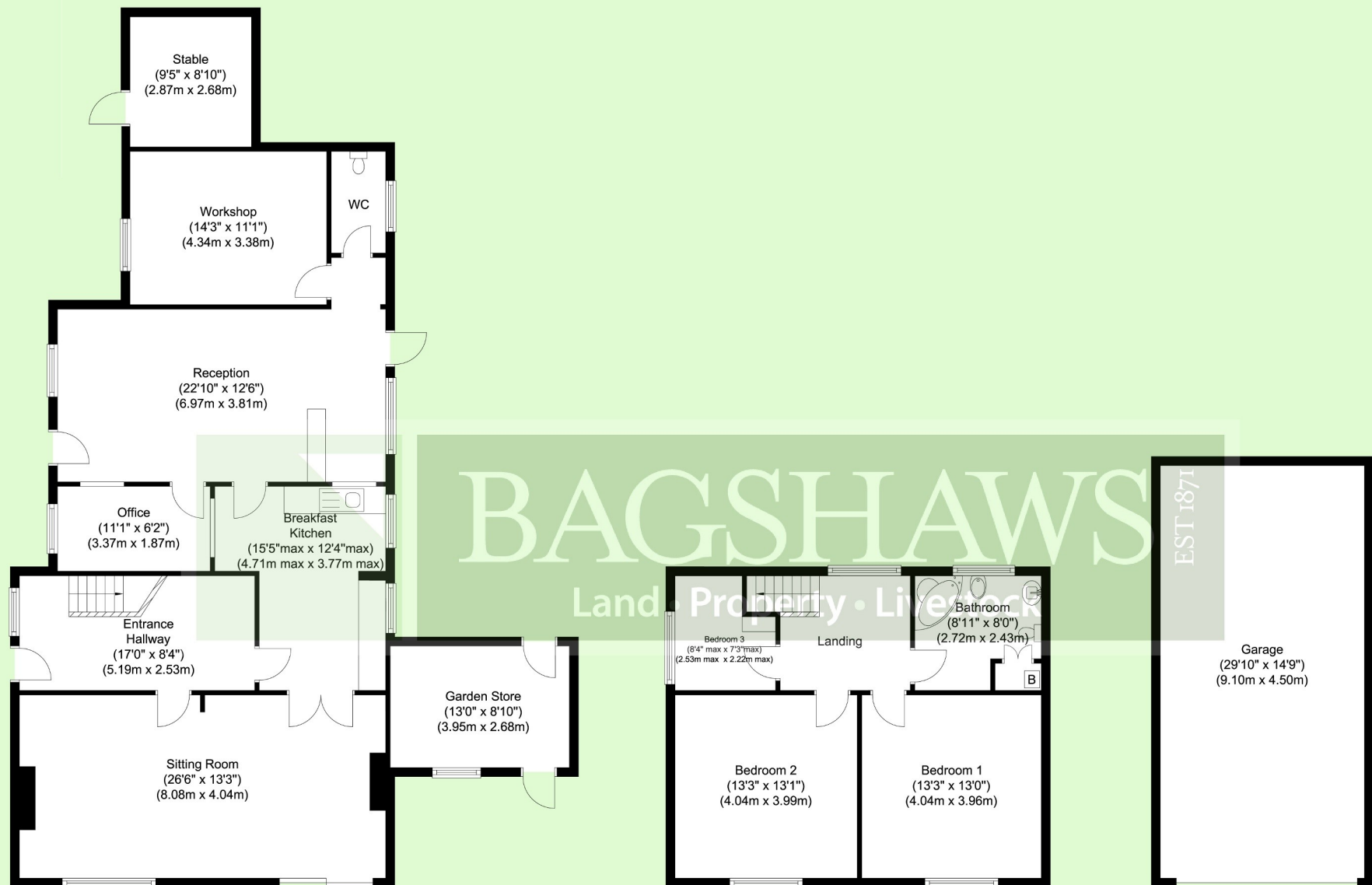
Accommodation

The sale of the property presents a lovely and unique opportunity to acquire a detached three-bedroom dwelling offering well-proportioned accommodation across two floor, with opportunity to modernise and update to a purchasers own personal taste.

With entrance into a welcoming hallway, the property offers a large sitting room with dual aspect views across the garden through patio doors. A dining kitchen locates off the sitting room, with fitted units, through to a spacious reception room offering two external entrances. A useful and versatile office space locates off the reception room, as well as entrance to a general storage/workshop and ground floor w/c. Climbing to the first floor, the farmhouse offers two double bedrooms, and a single bedroom with views across the paddock, and a family bathroom hosting a bath with shower over, basin, bidet and w/c. The lay-out of the accommodation offers great flexibility and opportunity to extend for those who wish to accommodate larger families (subject to the necessary consent).

Externally, the dwelling presents a spacious lawned garden to the front with planted borders and mature shrubbery offering a pleasant outlook and amenity areas. A patio lays at the foot of the dwelling with plentiful space for outdoor dining and seating. The private driveway leads from the roadside into a yard area offering ample parking for multiple vehicles, giving access to the outbuildings and land to the rear.





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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.

Assessments First



Outbuildings and Land

Adjoining the dwelling to one end, a single-storey brick-built loose box offers stabling, while a garden store to the east of the dwelling offers further general storage. A large block-built garage presents a useful space whether that be for storage or as a workshop, with a lean-to general purpose building to the rear. The buildings are each flexible in their uses, and the property offers space to erect further outbuildings should one wish (subject to planning consent).

The land at the property comprises one paddock laying flat, locating to the rear of the dwelling, suitable for grazing of small livestock and/or horses. The paddock is all down to grassland, bounded by mature hedgerows, and of manageable acreage suiting those with hobby farming interests and seeking the amenity aspects of life.



General Information

Directions:

From Alfreton town centre, head northeast along Mansfield Road B6019, signposted for Pinxton. Continue straight merging onto Alfreton Road, heading into the village of South Normanton. At the roundabout adjacent to the petrol station, take the second exit straight over onto The Common. The property can be found approx. 200 yards down on the left hand side, indicated by our 'for sale' board.

What3Words: ///tads. Leads.rabble

Services:

The property benefits from mains electricity, gas, water and sewerage.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

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

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. The property benefits from a right-of-way for access to the land across the neighbouring property.

Pre-Planning Advice:

The vendors have obtained pre-planning advice with a positive response for 14 dwellings upon the plot. No further research has been explored and interested parties should make their own planning enquires to the relevant Local Authority.

Sporting, Timber and Mineral Rights:

The sporting, timber, and mineral rights are included insofar as they exist.

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.

Council Tax Band: D

EPC: D

Method of Sale:

The property is offered by Private Treaty.

Local Authority:

Bolsover District Council, The Arc, High Street, Clowne, Chesterfield S43 4JY

Vendor's Solicitors:

TBC

Agents Notes

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.







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