



HUNTERS
HERE TO GET *you* THERE

Blyth Road, Oldcotes
, S81 8JE

Asking Price
£1,000,000



HUNTERS
EXCLUSIVE

Blyth Road, Oldcotes

DESCRIPTION

!!TWO DETACHED HOUSES AND 7 COMMERCIAL UNITS SET IN FOUR AND A HALF ACRES!!

Hunters are delighted to offer this mixed-use site in a rural location on the outskirts of Oldcotes. The site comprises a three-bedroom detached period house and a cottage next door which is currently rented and achieving £725 per calendar month along with seven commercial units which are occupied and currently provide an annual gross income of £3600 each. Viewing is highly recommended to appreciate the full size and scope of the accommodation on offer along with its commercial aspect.



ROOMS

ACCOMMODATION BELMONT HOUSE

Briefly the property comprises three reception rooms, study, breakfast kitchen, conservatory, shower room, utility and boiler room to the ground floor and three bedrooms plus bathroom to the first floor. There is also a cellar and wrap around gardens plus a garage and drive outside whilst the property also benefits from double glazing and oil fired central heating.

Porched entrance leading into:

RECEPTION HALL

12'11" x 14'0"

Providing access to the lounge, dining room and living room, stairs rising to the first floor accommodation and door giving access to cellar. Ornate coving to ceiling.

LOUNGE

12'11" x 16'10"

Feature fireplace housing electric fire, TV point, bay window to the front elevation and window to the side elevation, ornate coving to ceiling and radiator.

DINING ROOM

12'11" x 13'10"

Feature fireplace, bay window to the front elevation and window to the side elevation, two radiators.

LIVING ROOM

14'9" x 18'6"

Inglenook brick fireplace housing multifuel stove sitting on hearth, TV point, door leading into:

CONSERVATORY

4'11" x 9'9"

Tiled flooring, ornate windows and further door opening to the side garden.

BREAKFAST KITCHEN

18'11" x 11'6"

Cream wall and base units in wood with complementary worksurface, spaces for cooker with extractor fan over, washing machine and dishwasher, stainless steel sink with mixer tap, tiled flooring, spotlights to ceiling, two windows to the rear elevation, two radiators and doors into study and utility/ boiler room plus rear exit door.

STUDY

11'5" x 8'5"

Telephone point, store cupboard/pantry with shelving, wall mounted fuse box, window to the side elevation and radiator.

UTILITY

Window to the rear elevation and doors into shower room and boiler room.

SHOWER ROOM

Half tiled with suite comprising shower unit, pedestal wash hand basin with mixer tap and low level flush wc, towel radiator, tiled flooring, window to the side elevation and radiator.

BOILER ROOM

Oil boiler standing on tiled flooring.

L SHAPED FIRST FLOOR LANDING

10'4" x 17'8" to maximum dimensions

Providing access to bedrooms with countryside views and bathroom, ornate coving, dado rail, coloured glass window to the side elevation and window to the front elevation.

BEDROOM ONE

11'0" x 14'1"

Two built in wardrobes, window to the front elevation and radiator.

BEDROOM TWO

12'10" x 12'0"

Dado rail, windows to the front and side elevations, radiator.

BEDROOM THREE

9'4" x 12'0"

Dado rail, window to the rear elevation and radiator.

BATHROOM

8'0" x 10'4"

Half tiled with matching white suite comprising stand-alone bath, pedestal wash hand basin, low level flush wc, bidet, recess shelving, towel rails, wood panel flooring, window to the side elevation and radiator.

EXTERNALLY

Belmont House has its own gated access and drive with security light and a wraparound garden laid to lawn with mature borders, shrubs and trees. Greenhouse to rear, vegetable plot and block paved drive with central tree feature leading to the garage with gate to the side accessing the commercial units.

GARAGE

18'0" x 23'8"

Up and over door, workbench, power and lighting, roof storage, window to the side elevation.

ACCOMMODATION BELMONT COTTAGE

Briefly the property comprises lounge, dining room, kitchen, conservatory, shower room and cloakroom downstairs whilst upstairs has two bedrooms one with a cloakroom. Outside the property has its own gated entrance and garden plus garage with utility and boiler room. The property also benefits from double glazing and oil-fired central heating. Currently tenanted and being sold with tenants in situ, achieving £725.00 per calendar month.

ENTRANCE HALL

Providing access to the lounge and dining room and stairs rising to first floor accommodation.

LOUNGE

10'7" x 12'2"

Bay window to the front elevation and radiator.

DINING ROOM

8'10" x 11'10"

Feature fireplace, bay window to the front elevation and door leading into:

KITCHEN

12'11" x 5'11"

Fitted kitchen comprising wall and base units, space for electric cooker, stainless steel sink, under stairs pantry, window to the rear elevation, radiator and doors into shower room, downstairs cloakroom, and conservatory.

SHOWER ROOM

5'8" x 5'11"

Two piece suite comprising walk in shower, pedestal wash hand basin, opaque window to the rear elevation and radiator.

CONSERVATORY

11'10" x 6'0"

Overlooking the rear garden, electric heater, uPVC windows and door to the side elevation.

CLOAKROOM

4'2" x 6'0"

Two piece suite comprising low level flush wc, wash hand basin, opaque window to the side elevation and radiator.

FIRST FLOOR LANDING

Providing access to the bedrooms, window to the rear elevation.

BEDROOM ONE

9'7" x 11'11"

Two built in wardrobes with mirrored fronts, window to the front elevation, radiator and door leading into:

EN SUITE CLOAKROOM

4'1" x 3'2"

Two piece suite comprsing low level flush wc, and wash hand basin.

BEDROOM TWO

9'7" x 11'11"

Built in wardrobe, window to the front elevation and radiator.

EXTERNALLY

The cottage has its own gated entrance and drive plus garden and garage to the rear.

GARAGE

20'3" x 15'4"

With double up and over doors, light and power plus utility and storerooms, one housing the boiler.

COMMERCIAL UNITS

Having their own access via a side drive and comprising of 7 individual light industrial units currently rented at £300 per month each with electric included. One with a three-phase electricity supply and WC attached to another.

Beyond these units is a large field which could be used as a paddock if required.

AGENTS NOTE

We are advised the properties are serviced via a septic tank which is not compliant to current regulations although the vendor are currently dealing with this matter. Please check with the Agent prior to submitting any offers. We are further advised by the vendor of a well (not connected) situated in the kitchen to the main property.

COUNCIL TAX

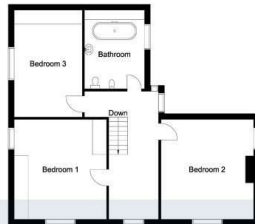
Through enquiry of the Bassetlaw Council we have been advised that Belmont House is in Rating Band 'F' and Belmont Cottage is in Rating Band 'C'.

TENURE FREEHOLD

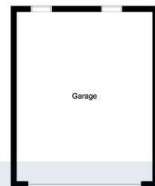
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



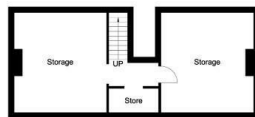
First Floor
70 sq m/753.47 sq ft
Approx.



Outbuilding
42 sq m/452.08 sq ft
Approx.



Basement
40 sq m/430.55 sq ft
Approx.



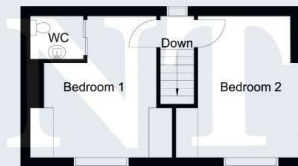
Ground Floor
115 sq m/1237.85 sq ft
Approx.



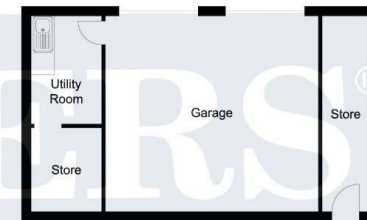
Ground Floor
48 sq m/516.66 sq ft
Approx.



First Floor
25 sq m/269.09 sq ft
Approx.



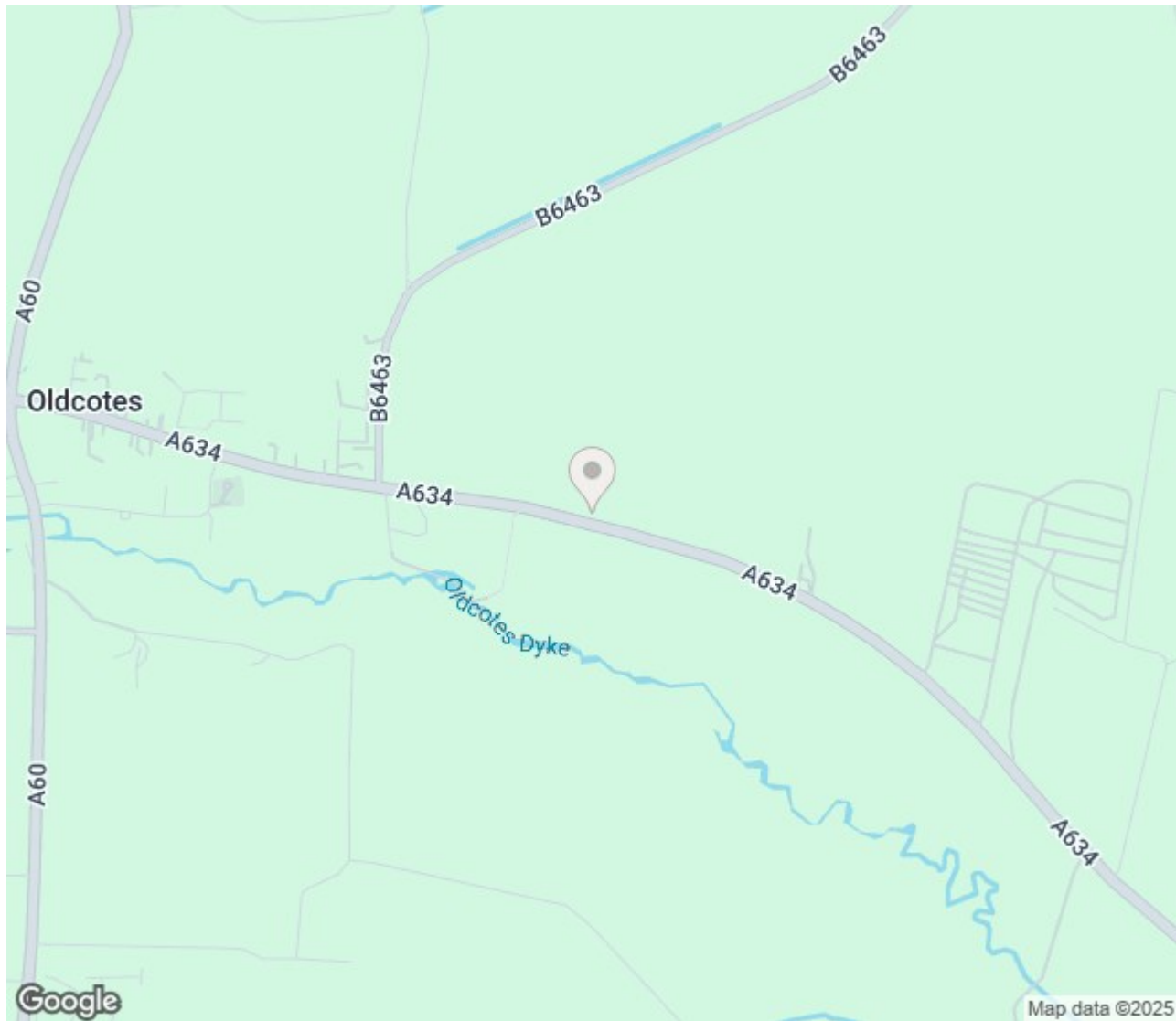
Outbuilding
43 sq m/462.84 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2024

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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