

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

50 High Road, Carlton in Lindrick



- **Exciting Development Opportunity with Character Home and Approved Planning for 3 New Dwellings**
 - **Sought After Village Location**
 - **Spacious Extended Detached Family home**

An exceptional opportunity to acquire a well-presented residential home set within generous grounds, complete with full planning permission for the construction of three additional dwellings. Perfectly suited for developers, investors, or those seeking a multigenerational living setup, this unique property offers both a charming existing residence and a ready-to-go development project. The existing home is a spacious and well-maintained 4-bedroom detached house which has been substantially extended featuring double bay windows to the front elevation and generous living space throughout including 2 large reception rooms, kitchen with walk in pantry and large family room, utility room and ground floor WC. The first floor gives pleasant views to the front with the accommodation arranged around the landing providing Master suite with dressing room and en suite, two further bedrooms family bathroom and separate shower room. The second floor houses the fourth bedroom. The site benefits from approved planning permission for three new residential dwellings (on the site of the current commercial buildings) perfectly placed to create a small, desirable development in a sought-after residential area.

£925,000

50 High Road, Carlton in Lindrick

Impressive Entrance Hall

With a stained double glazed and composite entrance door with matching double glazed side panels, coved ceiling, dado rail, spindle staircase to the first floor, under stairs cupboard, feature central heating radiator, mosaic tiled floor.

Sitting Room 15'5" x 11'10" (4.69m x 3.60m)

Max measurements taken into the bay window to the front elevation. Feature fireplace with fitted timber surround, tiled hearth and back and inset gas fire. Coved ceiling, picture rail, ceiling rose, central heating radiator.



Dining Room 17'9" x 13'11" (5.41m x 4.42m)

With a bay window to the front and a picture window to the side. Coved ceiling, ceiling rose, two central heating radiators, fitted solid wood herringbone flooring and opening to the kitchen.



Open Plan Kitchen and Family Room

27'6" x 20' (8.38m x 6.09m)

Reducing to 12'9" (3.88m)

The kitchen is fitted with a comprehensive range of units including base, drawer, high level cupboards wine rack. There is feature island with inset fitted De Dietrich ceramic induction hob and Neff electric oven. In addition to fitted drawers and cupboards there is a fitted overhead Miele stainless steel/glazed feature cooker hood. There are fitted granite work surfaces throughout with an inset stainless steel sink unit and mixer tap, additional appliances include an integrated dishwasher, LG American style fridge freezer, range master wine cooler and a bottle green AGA gas fired range. Inset ceiling lighting, ceramic tiled floor.



Ground Floor wc /Cloakroom

Fully tiled walls and floor, WC, hand basin, central heating radiator and extractor.

Walk in Pantry Cupboard 6'9" x 4'8" (2.05m x 1.42)

Ceramic tiled floor, fitted shelving

The kitchen opens to a spacious family are which has upvc double glazed door to the rear there is a feature fireplace with recessed stone hearth, stone mantle and inset Handol wood burning stove. Coved ceiling, inset ceiling lighting, ceramic tiled floor, central heating radiator.

Utility Room 16'3" x 6'4" (9.95m x 1.93m)

Extensively tiled and with a comprehensive range of fitted units and with complimentary fitted work surfaces and inset stainless steel sink unit, upvc double glazed rear entrance door, wall mounted glow worm ultimate 25 gas central heating boiler, central heating radiator.



On The First Floor

Landing with a spindle balustrade, dado, central heating radiator and a large window to the front offering pleasant views across Church Lane and the field beyond.

Master Bedroom 12'9" x 12'8" (3.88m x 3.86m)

Located to the rear of the property with a central heating radiator and a Walk in Wardrobe 6'3" x 4'3" (1.90m x 1.29m) with inset ceiling lighting and access to the eaves storage area.



En suite 7'11" x 6'4" (2.41m x 1.93m)

With a shower enclosure, curved shower screen and shower with fitted hand held and deluge heads. Low flush WC, hand basin set in vanity unit. Inset ceiling lighting, stainless steel towel rail.



Bedroom One 17'9" x 13'11" (5.41m x 4.24m)

With bay window, central heating radiator.

Bedroom Two 15'7" x 11'10" (4.75m x 3.60m)

With bay window, central heating radiator.



Family Bathroom

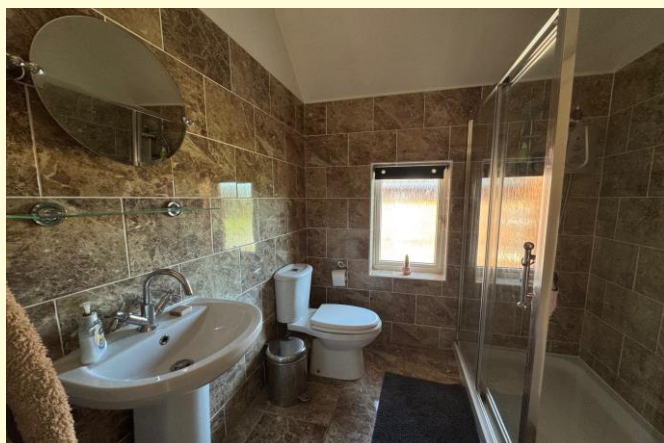
With a SPA bath, half pedestal wash bath, half steel towel rail, Velux window, fitted store cupboard also housing the hot water cylinder, extractor fan.

Separate WC

Fully tiled walls, central heating radiator, and extractor fan.

Shower Room

Three quartered tiled walls and a tiled floor fitted radiator, extractor hand basin and a glazed shower enclosure, electric shower, fitted towel rail, extractor fan.



Attic Bedroom

Central heating radiator.

Outside

There is an attractive formal garden to the front with a wrought iron pedestrian gate giving access to a block paved pathway which is flanked either side with lawned areas with attractive planted borders.

The gated side drive currently gives access to the commercial buildings that occupy Part of the site (to be removed to enable the proposed development)

Immediately to the rear of the property is a paved sitting area.



Development

Planning permission has been granted by Bassetlaw district council (planning reference 15/00609/OUT for the development of the eastern side of the plot with the removal of the commercial buildings and the creation of 3 new detached dwellings. We understand that planning has been 'implemented'.

Planning Links

Planning granted by Bassetlaw District council, planning references 21/00622/COND and 21/00623/COND

Bassetlaw online <https://www.bassetlaw.gov.uk/planning-and-building-control/planning-applications/comment-track-and-view-current-applications/#applications>

15/00609/OUT
21/00622/COND
21/00623/COND

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.