

# HICKINWOOD FARM COTTAGE Hickinwood Lane, Clowne, Chesterfield, Derbyshire S43 4AE Price Guide £495,000



- Detached Three/Four Bedroom Cottage
- Currently Operating as a Kennels and Cattery Business
  - Range of Outbuildings Ripe for Conversion (STPC)
  - Set In Just Over 0.5 Acre
  - No Upwards Chain
- Semi-Rural Location within Easy Access of the M1 Motorway

REF AR6617

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle



## GENERAL AND SITUATION

Approximate Distances:

Clowne 1 miles • Worksop 6.5 miles • Mansfield 12 miles • Chesterfield 15 miles  
Sheffield & Newark 20 miles • Nottingham 30 miles  
M1 (Junction 30) 4 miles

A three/four bedroom detached cottage set in just over 0.5 acre, currently operating as a kennels and cattery, with a range of outbuildings with further potential, in a rural yet accessible location

An excellent opportunity to acquire a property with huge potential, currently operating as a boarding kennels and cattery, with a turnover of approx. £40,000 per annum (further details available on request from the agent). The good range of outbuildings also have potential for conversion, subject to gaining the necessary consents.

The property is located in a semi-rural position, surrounded by rolling farmland, on the edge of the town of Clowne in the Bolsover District of Derbyshire. It has excellent accessibility to the surrounding towns and cities, as well as the road networks and M1 motorway. Clowne has both junior and secondary schooling and a range of local shops and amenities.



## THE RESIDENCE

A 3/4 bedroom detached cottage benefiting from oil-fired central heating and double glazing, there are also a number of solar panels. There is the following accommodation, please refer to floor plan for approx. room sizes.

To the front of the property an **Entrance Porch** leads on to an **Inner Hallway** which gives access to a **Study/Occasional Bedroom Four** which has a window to the front elevation, and a **Living Room** which has windows to the front and the side, and a logburner set into a fireplace with a tiled hearth. A door leads on through to the **Kitchen / Dining Room**.

The **Kitchen / Dining Room** has a range of fitted wall and base units with wooden worksurfaces, a single drainer sink with mixer tap, tiled splashbacks, wooden panelling to the ceiling, stairs rising to the First Floor, space for a tall fridge freezer, plumbing for dishwasher, and a Flavel 8 ring LPG hob, with electric oven and extractor. There is a window and a large opening to the **Conservatory**, which is uPVC double glazed, with double doors to the garden and laminate flooring.

A **Rear Entrance** leads to a **Cloakroom** with a WC and wash hand basin, and a **Utility Room** which has plumbing for a washing machine, space for a tumble dryer, a window, vinyl flooring and the oil-fired boiler.

To the **First Floor** the **Landing** has a window to the front and gives access to **Three Bedrooms** and a **Family Bathroom** with a bath, electric shower cubicle, wash hand basin, WC, window and loft access.





## OUTSIDE, OUTBUILDINGS & LAND

The property is set back off the road with gardens to the front and to the rear. To the front of the property there are pleasant lawns with a variety of mature trees and shrubs, with stone walling to the front and driveway side boundary.

To the rear of the house, a **Paved Patio Seating Area** and further lawns, have views out over the farmland beyond.

Double gates from the road lead on to a hard-standing which provides a generous turning and **Customer Parking Area** and gives access to the range of **Outbuildings**.

The **Cattery Block** comprises the following:

**Food Prep Room** with tiled flooring and loft access, leading to a number of **Cattery Rooms** with part tiled flooring, tiled walls, electric storage heating: **Room One** with **Two Double Pens** with **Outside Runs**, **Further Cattery Area** with **Three Single Pens** with **Outside Runs**, **Two Further Family Pens** and **Three Single Pens** with **Outside Runs**.

A door and some steps lead down to a **Further Cattery Area** with **Ten Indoor Pens**. This area has tiled flooring, uPVC windows and doors, a sink area, stairs to a **First Floor** which has an **Attic Room** used for Storage but with potential for a variety of uses or conversion (subject to the necessary consents) with windows to either side.

There is an **Outbuilding** used for housing rabbits with a door leading to a **Small Utility Area** with plumbing for a washing machine and pace for a tumble dryer.

**L-Shaped Barn** comprising:

**Barn One** with double doors and four windows leading on to a **Further Barn** and a **Further Room** which contains an **Isolation Pen**. An attached (but not integral) **Kennel Kitchen** has a door to outside, tiled floor and splashbacks, a dog wash, desk area and plumbing for a washing machine. **External Stone Steps** lead up to a **First Floor** which has some sloping ceilings.

Behind the barn is a **Kennel Block**, currently unused, contains a number of kennels with tiled flooring, power and light. Please note these units require some up-grading.

A **Detached Double Garage** has a personnel door and two up and over doors.

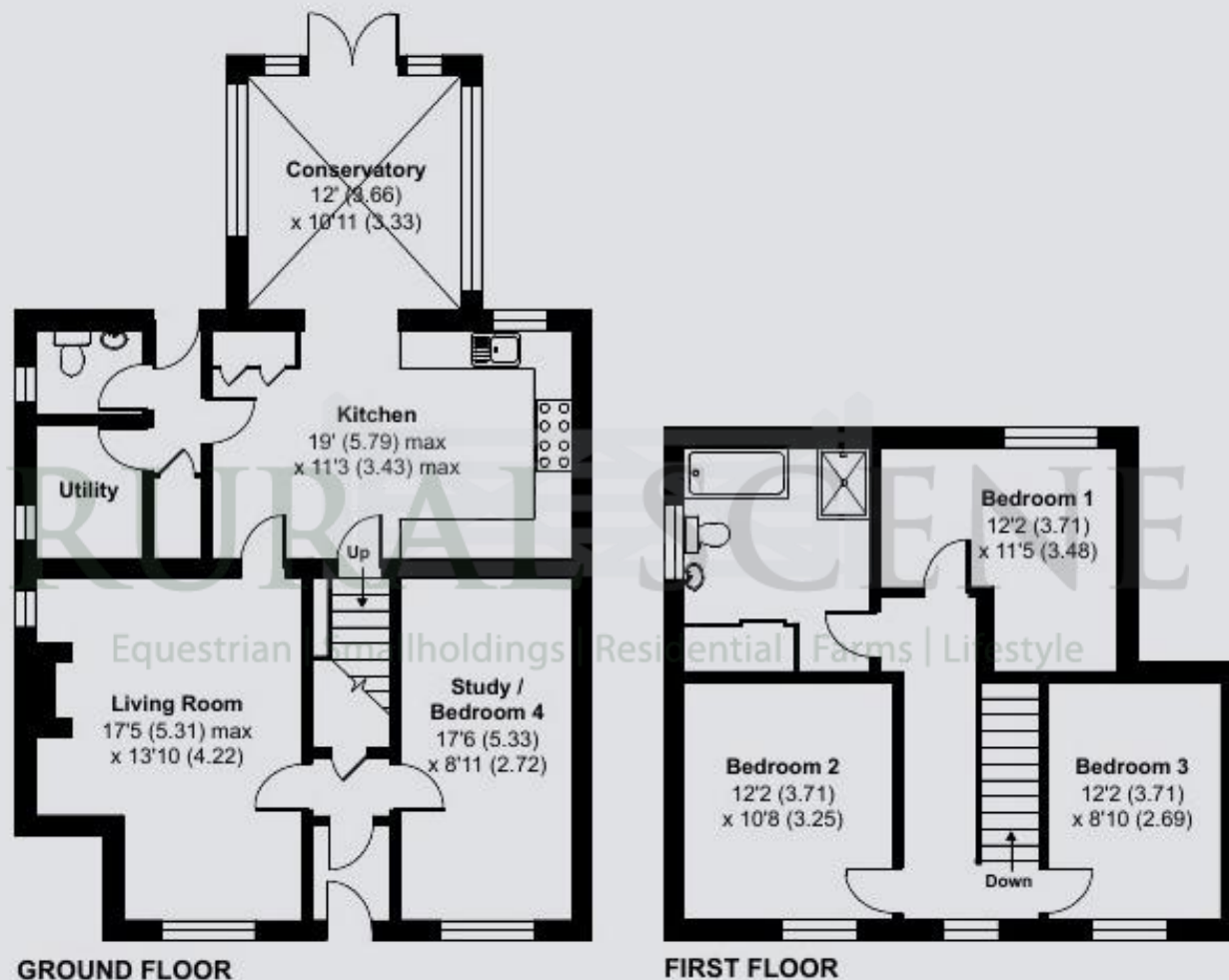
To the rear of the garage there are **Nine Family Kennels** with **Outdoor Runs** and a **Prep Area** with tiled flooring.

A recent set of accounts for the **Kennels and Cattery** will be made available to prospective purchasers on application.

IN ALL JUST OVER 0.5 ACRE  
(About 0.2 Hectare)

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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

BOLSOVER COUNCIL

**SERVICES**

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold    **ENERGY RATING** E    **COUNCIL TAX** D

**DIRECTIONS**

From the M1 junction 30 take the A616 heading towards Chesterfield/Newark. At the roundabout take the first exit remaining on the A616. At the next roundabout take the first exit onto Chesterfield Road (A619) and continue for approx. 4.5 miles, then turn right onto Gapsick Lane and after 0.5 mile turn right onto Hickinwood Lane. The property will then be found on the right-hand side. There is no For Sale Board, but the property does have its own business signage.

what3words /// leans.overused.layover

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Rural Scene have visited HICKINWOOD FARM COTTAGE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

