



Harlesthorpe Lodge Lake View,  
Clowne, S43 4PR

£700,000

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WILKINS VARDY

# £700,000

SUPERB FAMILY HOME - UNIQUE SEMI RURAL LOCATION - ALMOST 3000 SQ.FT. OF LIVING SPACE - PICTURESQUE VIEWS OVER THE ADJACENT FISHING LAKE

This detached house offers a truly unique living experience. Boasting 2 reception rooms, 5 bedrooms, and 3 bathrooms, this property is perfect for a growing family.

With a gated access leading to plenty of parking, garage and workshop, accessibility is never an issue. The house is accessed via a secluded private track, offering peace and tranquillity, with farmland to the rear and a fishing lake frontage, creating a serene environment.

Spanning almost 3000 square feet, this superb family home has been meticulously improved by the current owners, resulting in stylish and well-ordered accommodation throughout. The location is truly one-of-a-kind, providing a rare opportunity to live in a place that combines nature's beauty with modern comfort. Don't miss out on the chance to own this exceptional property in a stunning setting.

- Superb Semi Rural Detached Family Home on 0.22 Acre Plot
- Two Spacious Reception Rooms
- Modern Kitchen/Diner with Utility Room off
- Five Good Sized Bedrooms
- Two Modern En Suites & 5-Piece Family Bathroom
- Detached Single Garage, Car Port and Workshop/Store
- South West Facing Rear Garden overlooking a Fishing Lake
- Open Views to Front over Farmland
- A Real One Off...
- EPC Rating: D

## General

Gas central heating (Dual Baxi Megaflow Boilers)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 270.7 sq.m./2913 sq.ft.  
Council Tax Band - G  
Tenure - Freehold  
Secondary School Catchment Area - Heritage High School

## Planning Application

We are aware of a planning application with Bolsover District Council Reference 17/00640/OUT which affects land to the rear of Harlethorpe Lodge. This outline application was submitted in 2017 and has still not been decided. The application is for a 24 hectare site comprising mixed employment land and up to 1800 dwellings, green infrastructure, educational and recreational uses, a retirement village, neighbourhood centre, hotel, restaurant, health and care, and leisure uses, demolition of existing Station Road Industrial Estate where applicable, demolition of dwelling/outbuilding as applicable, and construction of new link road with in-principal points of access. This application has been met with widespread opposition and it is not known whether a decision will be made soon. Interested parties should make their own enquiries in relation to this matter prior to making a commitment to purchase.

## On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

## Spacious 'L' Shaped Entrance Hall

Fitted with parquet flooring and having a built-in under stair store cupboard.  
A wooden tread staircase rises to the First Floor accommodation.  
A uPVC double glazed door gives access onto the rear of the property.

## Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a low flush WC and a wash hand basin with storage below  
Parquet flooring.

## Living Room

29'11 x 17'8 (9.12m x 5.38m)  
Accessed via double doors from the entrance hall, this spacious dual aspect reception room is fitted with parquet flooring and has a feature electric fireplace suite.  
uPVC double glazed French doors overlook and open onto the rear patio which enjoys views over the lake.

## Sitting Room

15'10 x 13'0 (4.83m x 3.96m)  
A good sized rear facing reception room fitted with parquet flooring.

## Kitchen/Diner

23'3 x 13'7 (7.09m x 4.14m)  
Accessed via double doors from the entrance hall, this dual aspect room is part tiled and fitted with a range of grey wall, drawer and base units with under unit lighting and complementary work surfaces over.  
Inset two bowl single drainer sink with flexible hose spray mixer tap.  
Space is provided for a range cooker with glass splashback and fitted extractor hood over, and there is also space for an American style fridge/freezer.  
Integrated dishwasher.  
Downlighting and porcelain tiled floor.  
There are two built-in store cupboards, one of which houses the boilers and hot water cylinder.  
An opening leads through into the ...

## Utility Room

12'0 x 9'0 (3.66m x 2.74m)  
A dual aspect room, fitted with a range of wall and base units with complementary work surfaces over.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.  
A uPVC double glazed door gives access onto the rear of the property.  
Porcelain tiled floor.

## On the First Floor

### Spacious Landing

Fitted with laminate flooring and having a loft access hatch.

### Master Bedroom

19'2 x 18'1 (5.84m x 5.51m)  
A spacious rear facing double bedroom. A door gives access into a ...

### En Suite Shower Room

Being part tiled and fitted with a contemporary white 3-piece suite comprising a walk-in shower enclosure with mixer shower, wall hung wash hand basin with storage below, and a low flush WC.  
Chrome heated towel rail.  
Vinyl flooring.

### Bedroom Two

15'10 x 12'6 (4.83m x 3.81m)  
A good sized double bedroom having two windows overlooking the rear of the property.. A door gives access to an ...

### En Suite Shower Room

Being part tiled/part waterproof boarding and fitted with a modern white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

### Bedroom Three

17'7 x 10'9 (5.36m x 3.28m)  
A good sized front facing double bedroom fitted with laminate flooring.

### Bedroom Four

14'2 x 12'5 (4.32m x 3.78m)  
A good sized rear facing double bedroom.

### Bedroom Five

10'4 x 9'3 (3.15m x 2.82m)  
A front facing single bedroom fitted with laminate flooring and currently used as a study.

### Family Bathroom

Being fully tiled and fitted with a white 5-piece suite comprising a panelled bath, shower enclosure with mixer shower, wall hung wash hand basin with storage below, low flush WC and a bidet.  
Vertical towel radiator.  
Built-in airing cupboard.  
Laminate flooring.

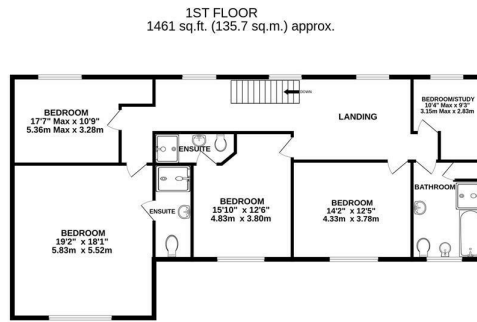
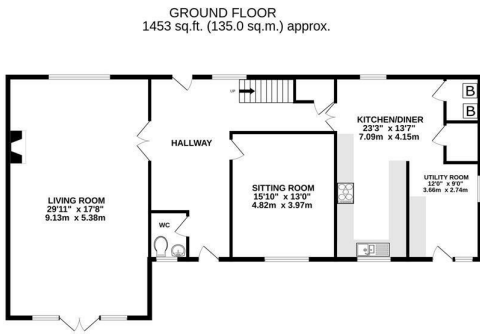
### Outside

The property is accessed via a lane off Rotherham Road and overlooks open farmland.

A drive to the side of the property gives access to a gate which opens to a concrete drive which provides off street parking and leads to the detached stone built garage which has an electric door, light and power.

The enclosed rear garden comprises a paved patio with steps down to a good sized lawn with planted borders and a decorative gravel bed leading to a covered carport/storage area at the rear of the garage which also has light and power. There is also a stone built outhouse. The rear garden backing onto a fishing lake.





TOTAL FLOOR AREA: 2913 sq.ft. (270.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Heritage High School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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