



48 Mill Street,
Clowne, S43 4JN

OFFERS IN THE REGION OF

£280,000

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WILKINS VARDY

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£280,000

LICENCED 5 BED HOUSE IN MULTIPLE OCCUPATION - NEWLY RENOVATED - POTENTIAL £30,000 ANNUAL INCOME OFFERING A 10.7% GROSS YIELD

Nestled in the heart of Clowne, this impressive Victorian former school masters house presents a remarkable opportunity for investors looking for a profitable return. Originally built in 1900, the property has been thoughtfully renovated throughout, showcasing modern fittings and service installations while retaining its charming period features.

Spanning an impressive 1,438 square feet, this licensed five-bedroom house in multiple occupation is designed to accommodate a variety of lifestyles. Each of the five generously sized bedrooms offers ample space and comfort, making it ideal for professionals. The property boasts two well-appointed bathrooms and a modern kitchen diner, ensuring convenience for all residents.

Situated in a prime town centre location, the property is just a stone's throw away from a diverse array of shops and amenities, providing easy access to everything one might need. With an estimated gross rental income of £30,000 per annum, equating to £500 per bed per month, this property represents a sound investment opportunity.

- INVESTMENT OPPORTUNITY - Licenced 5 Bed House In Multiple Occupation
 - Five Good Sized Bedrooms
 - Re-Fitted Kitchen With Living/Dining Space
 - Former School Masters House
- Potential £30,000 Annual Income - 10.7% Gross Yield
 - Two Re-Fitted Bathrooms and Separate WC
 - Central Location

General
Gas central heating
uPVC sealed unit double glazed windows and doors (except First Floor WC)
Gross internal floor area - 133.6 sq.m./1438 sq.ft.
Council Tax Band - TBC
Tenure - Freehold
Secondary School Catchment Area - Heritage High School

On the Ground Floor
A uPVC double glazed front entrance door opens into an ...

Entrance Hall
Having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

Shower Room
Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, wash basin and a low flush WC.
Vinyl flooring.

Kitchen
15'10 x 13'11 (4.83m x 4.24m)
A dual aspect room, fitted with wall, drawer and base units with complementary wood work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated electric oven and hob with glass splashback and extractor hood over.
There are two built-in store cupboards, one of which has plumbing for a washing machine.
A uPVC door gives access onto the rear of the property.

Bedroom Two
14'10 x 12'9 (4.52m x 3.89m)
A good sized dual aspect double bedroom.

Bedroom One
12'11 x 12'9 (3.94m x 3.89m)
A good sized rear facing double bedroom.

On the First Floor

Spacious Landing

Bedroom Three
13'10 x 12'9 (4.22m x 3.89m)
A good sized front facing double bedroom.

Bedroom Four
12'11 x 12'9 (3.94m x 3.89m)
A good sized rear facing double bedroom.

Bedroom Five
15'10 x 15'4 (4.83m x 4.67m)
A good sized dual aspect double bedroom.

Shower Room
Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

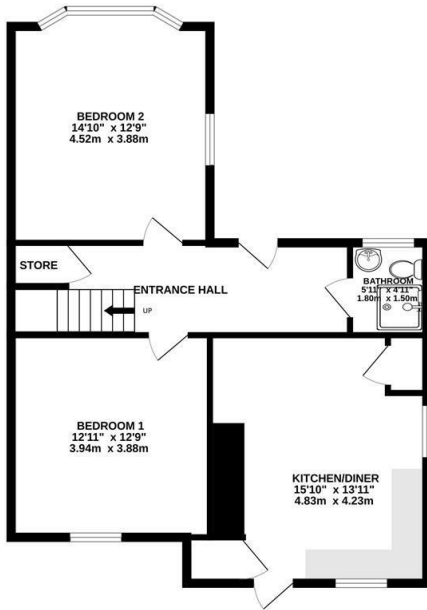
WC
Fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

Outside
There is a block paved frontage suitable for off street parking.

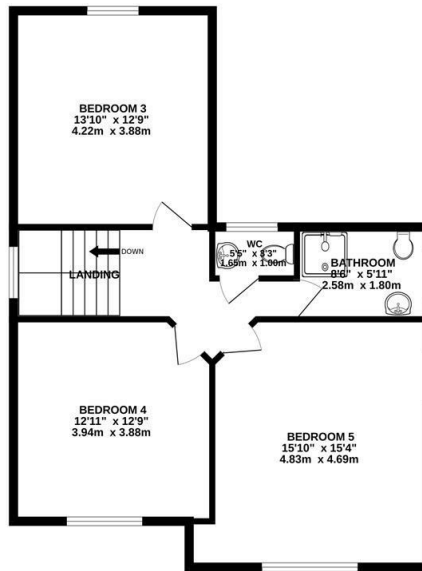
There is also an enclosed seating area to the rear.



GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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RICS



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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, 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.

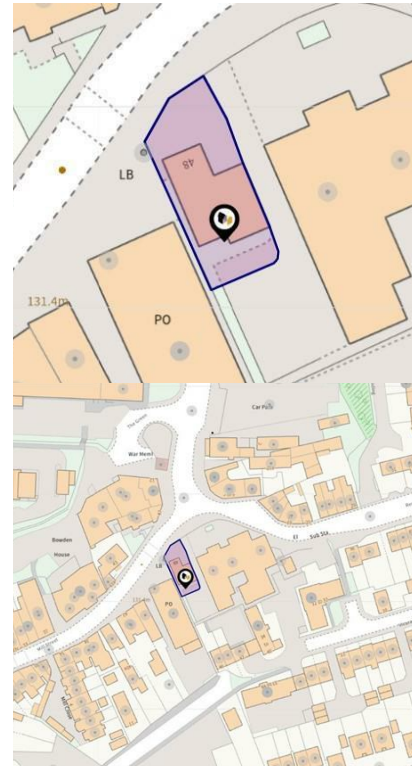
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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