

£325,000

Wharf Road, Stanton Hill, Sutton-In-Ashfield,

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Opportunities like this don't come around very often! Bursting with character, history and incredible potential, this substantial detached property offers something completely different from your everyday home.

Originally a shop many years ago, the property has since evolved into residential accommodation and is currently arranged as TWO SEPARATE PROPERTIES UNDER ONE ROOF! One offering three bedrooms and the other two, creating an exciting opportunity for a variety of buyers.

For families looking for MULTI-GENERATIONAL LIVING, this could be the perfect solution! Imagine having loved ones close by while still enjoying the independence and privacy of two separate homes. Equally, for developers and investors, the possibilities are incredibly exciting, with potential to reconfigure, renovate or explore conversion into an HMO, subject to the necessary planning permissions and regulations.

Now, there's no hiding the fact that this property requires a FULL RENOVATION, but for someone with vision, imagination and the ambition to create something special, the rewards could be fantastic!

AND JUST WAIT UNTIL YOU SEE THE OUTSIDE SPACE! The property occupies a superb-sized plot, boasting an incredibly generous garden that adds yet another dimension to what's already a remarkable opportunity. Whether you're dreaming of creating a wonderful family garden, exploring further possibilities for the plot or simply enjoying the luxury of all that outdoor space, there's so much to get excited about!

With its unusual layout, substantial accommodation, fascinating history and outstanding potential, this is a property that really needs to be seen to appreciate everything it has to offer.



A UNIQUE OPPORUNITY

A truly unique opportunity awaits with this substantial property, offering an abundance of space, numerous rooms ripe for refurbishment and a range of useful outbuildings.

Bursting with potential throughout, this is a fantastic blank canvas for anyone looking to create something truly special.





THE FINER DETAILS

The property is situated in the popular area of Stanton Hill, Sutton-in-Ashfield, and comprises two separate dwellings combined to create one substantial detached property, offering versatile accommodation with an abundance of space and exciting potential throughout.

Internally, the property offers a variety of reception and living spaces, including a large living room, dining room, further lounge and a kitchen, alongside an additional kitchen and utility area to the rear. There is also a further room offering scope for a variety of uses, depending on individual requirements.

Across the two sections of the property are five bedrooms in total, including a master bedroom benefiting from its own en-suite facilities. The accommodation offers plenty of flexibility for larger families, multi-generational living or those looking to explore the property's investment potential.

Externally, the property continues to impress, occupying a generous plot with a substantial garden and an impressive five outbuildings, providing excellent storage and further possibilities. There are also two cellars, adding to the already extensive space on offer.

This property will undoubtedly appeal to buyers with vision, imagination and a passion for renovation, offering a fantastic opportunity to transform the existing accommodation into something truly special. Requiring modernisation throughout, it provides the perfect blank canvas for someone to put their own stamp on, unlock its full potential and create a home tailored entirely to their own taste and requirements.







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LIFE IN SUTTON-IN-ASHFIELD

Sutton-in-Ashfield offers a convenient and well-connected place to call home, with a good range of local amenities, shops, supermarkets, schools and leisure facilities close at hand.

The area provides a blend of everyday convenience and community living, with further shopping and entertainment options available in nearby Mansfield.

For those who enjoy the outdoors, there are plenty of green spaces nearby, including Sutton Lawn, Brierley Forest Park and King's Mill Reservoir, perfect for walking, cycling and enjoying the surrounding countryside. The town also benefits from excellent road links, with easy access to the M1 and surrounding towns, making it a convenient location for commuters. Overall, Sutton-in-Ashfield offers a lovely balance of local amenities, leisure opportunities and access to the great outdoors.



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 room 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 basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Key Features

Substantial Detached Property

Two Separate Dwellings Under One Roof

Five Bedrooms in Total

Master Bedroom with En-Suite

Multiple Reception Rooms

Generous Garden and Plot

Requires Full Renovation Throughout

Fantastic Scope and Potential

EPC - F

Council Tax Band -

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