



8 Station Road, Clowne

£700,000 Freehold

Spacious five-bedroom detached residence with elegant living areas, luxury kitchen, large gardens, sauna, solar panels, ample parking, and detached garage. Must See.

Council Tax band: E | Tenure: Freehold | EPC: B

This exceptional **five-bedroom detached residence** presents a rare opportunity to acquire a substantial family home set within beautifully established grounds, combining generous single-storey accommodation with a wealth of premium features, versatile ancillary accommodation and remarkably economical running costs.

A welcoming entrance hall sets the tone for the home, leading to a selection of beautifully proportioned reception rooms designed to suit both everyday family life and larger-scale entertaining. The elegant lounge enjoys an abundance of natural light and offers generous space for a variety of seating arrangements, while the formal dining room provides ample room for a large family dining table, creating the perfect setting for gatherings and special occasions. A stunning conservatory extends the living accommodation further, offering panoramic views across the magnificent gardens and a peaceful place to relax throughout every season.

At the heart of the home lies a beautifully appointed kitchen, thoughtfully designed with extensive granite work surfaces, an excellent range of cabinetry, integrated appliances and a bespoke modular cooking station incorporating separate gas and ceramic domino hobs. There is ample space for family dining, creating a sociable hub for everyday living, while a separate utility room provides additional workspace, storage and practical external access.

The property offers **five impressively proportioned bedrooms**, each providing generous space for large bedroom furniture without compromising comfort or circulation. The luxurious principal suite benefits from a stylish ensuite bathroom complete with a bespoke **infra-red sauna**, creating a truly private retreat. The remaining bedrooms are equally well-proportioned and are complemented by beautifully presented bathroom facilities finished with quality fixtures and fittings.

A significant advantage of this home is the **self-contained annexe**, offering superb flexibility for multi-generational living, independent family members, guest accommodation or those working from home. The annexe benefits from its own spacious open-plan living and kitchen area, a generous double bedroom, contemporary bathroom and a dedicated utility area with plumbing for both a washing machine and tumble dryer, opening directly onto a private courtyard. **WITH MORE ONLINE.**





Living Room

15' 6" x 18' 3" (4.73m x 5.56m)

The living room is a wonderfully inviting space bathed in natural light from large French doors that open to the garden. It features space for a curved sofa centred around a classic fireplace framed by a stone mantel and a rich wall colour that contrasts beautifully with the neutral carpet. The room is spacious enough for relaxing or entertaining, with elegant chandeliers and tasteful wall décor adding to the warm ambience.

Kitchen / Breakfast Room

20' 0" x 14' 8" (6.10m x 4.48m)

The kitchen/breakfast room is a large, bright space featuring a central island with a granite countertop and inset extra sink for the added convenience as well as seating for three. The kitchen is well-equipped with built-in double ovens with the top being a microwave or an oven. The kitchen is brilliant for keen cooks as it is equipped with a bespoke versatile modular cooking station, featuring a two-burner gas domino hob alongside two ceramic electric domino hobs, providing exceptional flexibility for a variety of cooking styles. Plentiful cabinetry in a light cream finish complemented by dark granite worktops. Large windows above the dual Belfast sinks overlook the garden, adding a cheerful atmosphere to the room. The space is tiled throughout, making it practical as well as stylish. Last but not least featuring a built in space for an American Fridge Freezer & a dishwasher.





Dining Room

14' 7" x 15' 3" (4.45m x 4.65m)

The dining room is a bright and attractive area featuring two large windows that provide excellent natural light and views of the garden and conservatory. Elegant chandeliers hang from the ceiling, and the room connects seamlessly to the conservatory through French doors, creating an ideal space for social dining along with an opening into the kitchen / breakfast room.

Conservatory

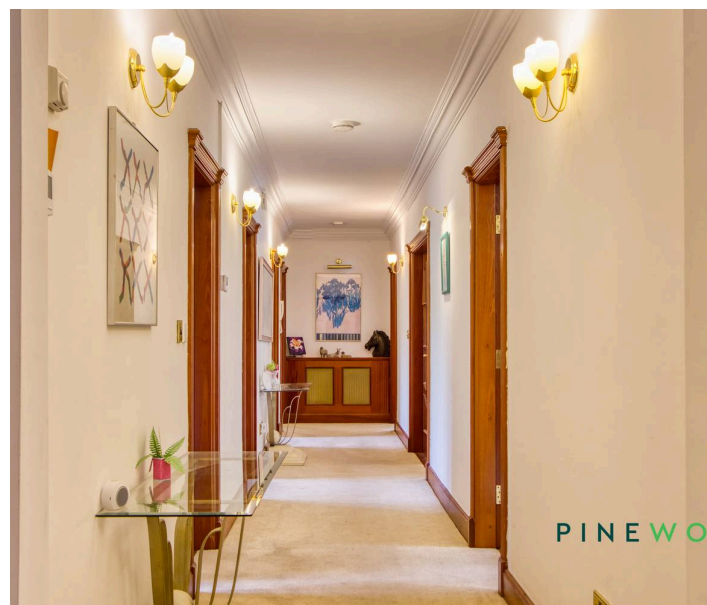
14' 7" x 12' 10" (4.44m x 3.91m)

This well-appointed conservatory is flooded with natural light through its large glass roof and walls. It offers a relaxing space with ample room for various seating arrangements, ceiling fans to keep the air fresh, and direct access to the garden via French doors. The slate-style flooring adds a practical and stylish finish, perfect for enjoying views of the greenery outside all year round.

Utility / WC

11' 7" x 7' 3" (3.54m x 2.21m)

The utility room is a compact, functional space featuring a contrasting dark countertop with plenty of workspace and built-in cupboards above. It includes space for a washing machine and tumble dryer and has external access through a side door. The room is tiled with a practical floor covering suitable for heavy use. Just off of the utility area is a convenient WC with a toilet and sink.





Bedroom 1

17' 3" x 16' 10" (5.26m x 5.14m)

This bedroom is softly carpeted with light walls and features a large window dressed with curtains that provide views to the outside greenery. Space for a large super king bed and built in wardrobe space create a practical yet cosy space. Enhanced with the French doors leading out into the stunning garden along with easy access to the unique shower room or generous separate ensuite.

Ensuite (Bedroom 1)

11' 4" x 9' 6" (3.45m x 2.89m)

A bright, spacious ensuite finished in cream tiles with decorative borders, featuring a large corner jacuzzi bath and a separate infra-red sauna cubicle with glass doors. The bathroom includes a modern white sink with a large digitally enhanced mirror above and a toilet, all set against a tiled floor. Dual aspect windows with vertical blinds allow natural daylight to filter in, creating a light and airy feel.



Bedroom 2

11' 2" x 11' 1" (3.41m x 3.38m)

This bedroom has a traditional wooden door frames with ample space for a king size bed and various other bedroom furniture. The room is carpeted and brightened by natural light from a large window overlooking the front aspect.



Bedroom 3

10' 7" x 12' 5" (3.22m x 3.79m)

This bedroom features a four-poster bed with a modern dark frame and bespoke floor to ceiling mirrored wardrobes reflecting light around the room. The neutral décor is complemented by dark curtains and natural light from a wide window, creating a peaceful and elegant atmosphere.

Bedroom 4

11' 1" x 9' 11" (3.37m x 3.02m)

A cosy bedroom with carpeted flooring and neutral walls, featuring space for a king size bed and simple bedside furniture. The window offers daylight and external views, while the room remains practical and comfortable for everyday use. A door directly connects this bedroom to the family bathroom giving the potential for this to be the third bedroom with an ensuite.



Family Bathroom

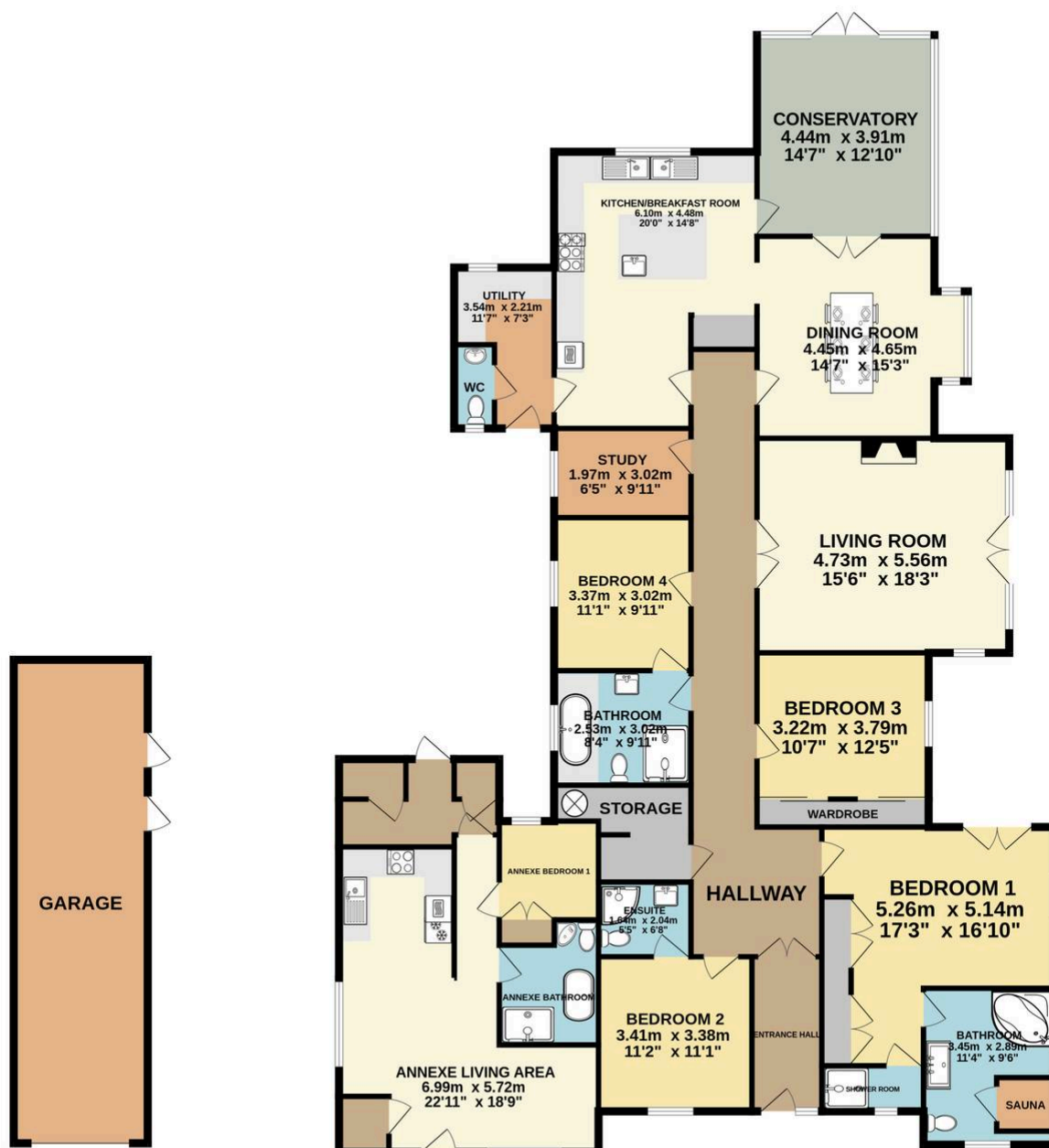
8' 4" x 9' 11" (2.53m x 3.02m)

Spacious and well presented, the family bathroom offers a stylish four-piece suite comprising a walk-in shower enclosure, panelled bath, pedestal wash hand basin and low-level WC. Complemented by attractive tiled finishes, decorative coving and a frosted window providing excellent natural light, the room offers both practicality and comfort for everyday family life.



GARAGE
31.5 sq.m. (339 sq.ft.) approx.

ANNEXE + MAIN BUILDING
262.6 sq.m. (2826 sq.ft.) approx.



TOTAL FLOOR AREA : 294.1 sq.m. (3165 sq.ft.) 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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