



EADON LOCKWOOD & RIDDLE
CHARTERED VALUATION SURVEYORS • ESTATE AGENTS • AUCTIONEERS

Croft House, Welbeck Road, Bolsover, Chesterfield, S44 6DH



A stunning remodelled five bedroom detached Victorian residence standing in large landscaped gardens.

Offers Around £570,000

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Croft House, Welbeck Road, Bolsover

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- Appointed to the highest possible standards throughout
- Gas central heating & solid cedar sealed unit double glazing
- Magnificent 31ft living room
- Separate dining room
- Fitted kitchen with bespoke oak units
- Study
- Five bedrooms
- Three bathrooms
- Detached garage block incorporating workshop, large van port and office
- Superb established and private landscaped gardens on a private tree lined drive

Location

Bolsover is an historic market town famous for its imposing Castle, but also convenient for the picturesque Derbyshire countryside and M1 motorway links. Bolsover is served by a varied complement of shopping and schooling facilities, whilst the neighbouring market town of Chesterfield offers more extensive facilities.

Description

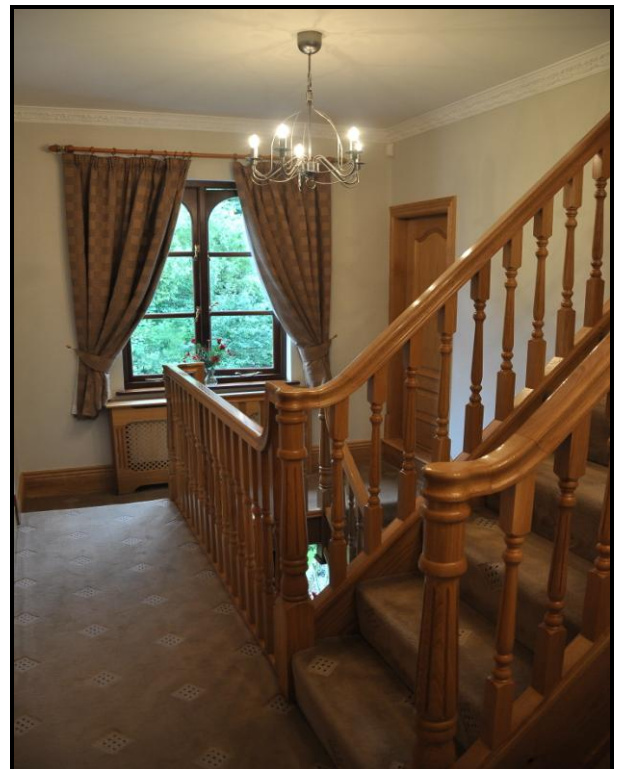
A superbly appointed Victorian family residence remodelled over recent years by the present occupiers to offer extremely well proportioned and versatile accommodation. Solid oak has been used extensively throughout the accommodation, which is complemented by both gas central heating and solid cedar sealed unit double glazing. The accommodation comprises of a welcoming reception hall with cloakroom, magnificent 31ft living room incorporating a welcoming conservatory with feature central multi-fuel stove, study, dining room with a Minster stone fireplace, fitted kitchen with bespoke solid oak units and integrated appliances and rear entrance porch. To the first floor is a galleried landing, master bedroom with luxury en-suite shower/cloakroom, three further bedrooms and family bathroom incorporating a corner whirlpool bath and shower cubicle and laundry room. The staircase then rises to the second floor where there is a landing/seating area, additional double bedroom and further shower/cloakroom. Remote controlled wrought iron gates open onto a sweeping wide tarmac driveway leading to the extensive garaging facilities and also incorporating a workshop, tool store and large open van port with 32ft office above.

The gardens are an undoubted feature and completely enclosed behind brick walling with wrought iron fencing screened by established hedging and bushes, with a large lawned garden encompassing an ornamental pond. To one side is a productive vegetable garden with Victorian style potting shed, whilst to the rear is an extensive tarmac parking/turning area.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL With half glazed timber entrance door and picture windows. Wooden flooring, ornate coved mouldings and central heating radiator within a wooden cabinet.



CLOAKROOM With low flush wc, wash hand basin, tiling to the walls and floor, cloaks cupboard and arched sealed unit double glazed opaque window.

LIVING ROOM 31ft2in x 16ft6in (9.50m x 5.03m) With wooden flooring and three central heating

radiators within latticed cabinets. Within the conservatory is a central multi-fuel stove on a raised stone plinth. Three arched sealed unit double glazed picture windows and three further sets of arched sealed unit double glazed French doors. The conservatory is positioned to overlook the garden and forms a welcoming and comfortable room complemented by an open vaulted ceiling with exposed beams and trusses. Glass bevelled double doors open through to the study.

STUDY 12ft0in x 13ft0in (3.66m x 3.96m) With tiled flooring and arched sealed unit double glazed picture window.

DINING ROOM 14ft0in x 15ft4in (4.27m x 4.67m) The larger measurement taken into the front facing

arched sealed unit double glazed bay window. The focal point of the room is the imposing stone Minster fireplace with inset gas log fire on a raised hearth. Two central heating radiators in latticed cabinets. Solid wooden flooring, additional side facing arched sealed unit double glazed picture window. Coved mouldings and picture rail. A large archway opens through to a raised kitchen.

KITCHEN 15ft10in x 12ft5in (4.83m x 3.78m) With a range of high quality bespoke oak base and wall units with black granite worksurfaces and double Belfast sink. Room for a Rangemaster type gas stove. High level extractor hood, integrated wine rack, ceramic travertine marble splashback tiling above the worksurfaces, wooden flooring, ceiling downlighters and coved mouldings. Tall fridge





freezer housing unit. Rear facing arched sealed unit double glazed picture window. Leading off the

kitchen is a useful pantry with fitted shelving, tiling to the walls and floor and arched opaque sealed

unit double glazed window.

REAR ENTRANCE PORCH 12ft9in x 4ft9in (3.89m x 1.45m) With tiled walls and floor, fitted storage cupboards and arched sealed unit double glazed windows with double external doors opening onto the rear.

An oak staircase rises from the hallway to the

FIRST FLOOR

GALLERIED LANDING With front facing arched sealed unit double glazed window and central heating radiator within a latticed cabinet.

FRONT BEDROOM 14ft0in x 13ft0in (4.27m x 3.96m) With front facing arched sealed unit double glazed window, coved mouldings and central heating radiator within a latticed cabinet.

EN-SUITE SHOWER/CLOAKROOM With oversized shower cubicle and shower, vanity wash hand basin and low flush wc. Complementary tiling to the walls and floor. Chromed ladder effect heated towel rail, ceiling downlighters and coved mouldings. Fitted bathroom cabinet and arched sealed unit double glazed window.



REAR BEDROOM 11ft10in x 14ft1in (3.61m x 4.29m) With fitted wardrobes/hanging rails with internal lighting, high level shelving and additional corner shelving unit. Recessed dressing table unit with storage cupboards above and behind. Rear facing arched sealed unit double glazed window and central heating radiator within a latticed cabinet. Coved mouldings.

FRONT BEDROOM 14ft0in x 7ft6in (4.27m x 2.29m) With central heating radiator, front facing arched sealed unit double glazed picture window and built-in storage cupboard/wardrobe with fitted

shelving.

REAR BEDROOM/DRESSING ROOM 12ft4in x 8ft5in (3.76m x 2.57m) With rear and side facing arched sealed unit double glazed picture windows, fitted wardrobes to two walls with hanging rails, high level storage, dressing table and drawer unit. Central heating radiator within a latticed cabinet.

FAMILY BATHROOM 12ft4in x 8ft0in (3.76m x 2.44m) With contemporary suite comprising of a corner Whirlpool bath, close coupled low flush wc and vanity unit with cabinets beneath and to the sides. Corner tiled shower cubicle with Aqualisa shower. Heated towel rail, tiling to the walls and floor, two arched rear facing sealed unit double glazed opaque windows, ceiling downlighters and coved mouldings.



LAUNDRY ROOM 10ft5in x 5ft0in (3.17m x 1.52m) With a range of useful built-in storage cupboards, tiling to the walls and floor and plumbing for a washing machine and tumble dryer (a washing machine will stand on a raised plinth with sealed shower tray below). There is also a further understairs storage cupboard.

The staircase continues to the

SECOND FLOOR

LANDING/SEATING AREA With Velux skylight window, central heating radiator within a latticed cabinet and under eaves storage.

FRONT BEDROOM 12ft9in x 11ft5in (3.89m x

3.48m) With Velux skylight window, fitted wardrobes with drawer unit and workstation and central heating radiator within a latticed cabinet.

SHOWER/CLOAKROOM 11ft0in x 9ft5in (3.35m x 2.87m) With feature shower pod incorporating jet/steam shower, low flush wc and vanity wash hand basin. Chrome effect heated towel rail, Velux skylight window, ceiling downlighters, storage cupboard and tiling to the walls and floor.



OUTSIDE

Remote controlled double wrought iron gates open onto a wide tarmac driveway with Victorian style lamp posts leading past the side of the property to the rear and a large parking/turning area for several vehicles.

GARAGE ANNEXE 24ft0in x 21ft0in (7.32m x 6.40m) With remote controlled up-and-over doors, light and power, fitted water heater and a range of storage units. Additional personnel door.

TOOL STORE 21ft0in x 8ft0in (6.40m x 2.44m)

WORKSHOP 16ft8in x 13ft0in (5.08m x 3.96m) With adjoining shower room/wc with electric shower.

LARGE OPEN VAN PORT 21ft4in x 12ft8in (6.50m x 3.86m) With high vaulted ceiling. The van port is designed to take large vehicles such as campers/vans etc.

The grounds and garage are served by two PIR systems.

Above the double garage is an





OFFICE 32ft0in x 13ft0in (9.75m x 3.96m)
Approached by an external staircase. Four Velux skylight windows.

To the front of the house is a large garden being mainly lawned and bordered by established herbaceous borders and also screened by mature hedging and bushes. There is a large ornamental pond with waterfall feature. Pond and garden with separate character lighting.

To one side of the property is a productive vegetable plot with stone flagged patio and Victorian style potting shed.

GENERAL INFORMATION

PROPERTY MISDESCRIPTIONS ACT Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurement practice is in accordance with recommendations by the Royal Institution of Chartered Surveyors. Room dimensions are normally wall to wall and accurate to within approx ten centimetres or three inches; or, in the case of land areas, to within 10%. Dimensions and any floor plans are provided as a guide and must not be used as a basis for new carpets, fitted wardrobes, building extensions etc.

TENURE The site is Freehold.

COUNCIL TAX BANDING Band 'G'.

SERVICES Mains gas, electricity, water and drainage are available.

CENTRAL HEATING There is a gas fired central

heating installation as described.

DOUBLE GLAZING Double glazing is installed as described.

FIXTURES AND FITTINGS Only those fixtures and fittings as mentioned in these particulars are included in the sale of the property.

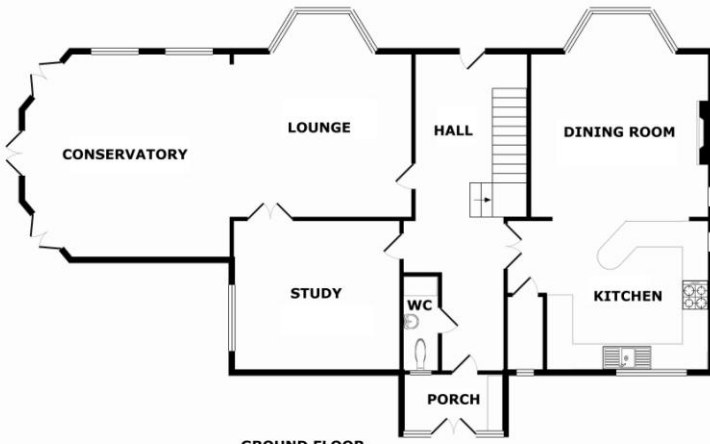
VIEWING Strictly by appointment through ELR Broomhill Office (0114) 266 0061.

DIRECTIONS From junction 29 of the M1 motorway proceed along the A617 towards Mansfield, taking the left hand turning onto the B6417 Bolsover Road. At the crossroads turn left onto the A632 Langwith Road proceeding into Bolsover. Langwith Road becomes Hornscroft Road, at the sharp left hand bend proceed straight ahead onto Welbeck Road, follow this road to the right where the property will be found on the right hand side immediately after Horsehead Lane.

OFFER PROCEDURE All enquiries and negotiations to ELR Broomhill Office on Sheffield (0114) 266 0061. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.

SALES & MARKETING APPRAISALS A no charge service from ELR to help plan your sale and thereby assist you in the purchase of this property. Ring ELR on Sheffield (0114) 276 1277 to arrange an appointment for one of the valuers to visit your property.

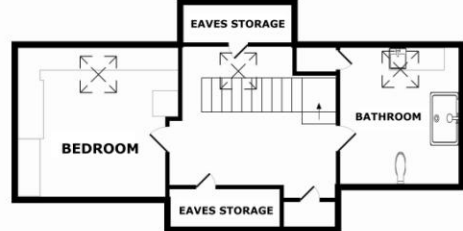
RICS HOMEBUYER SURVEYS & OTHER VALUATIONS Our Specialist team of RICS Qualified Chartered Surveyors have in-depth experience of



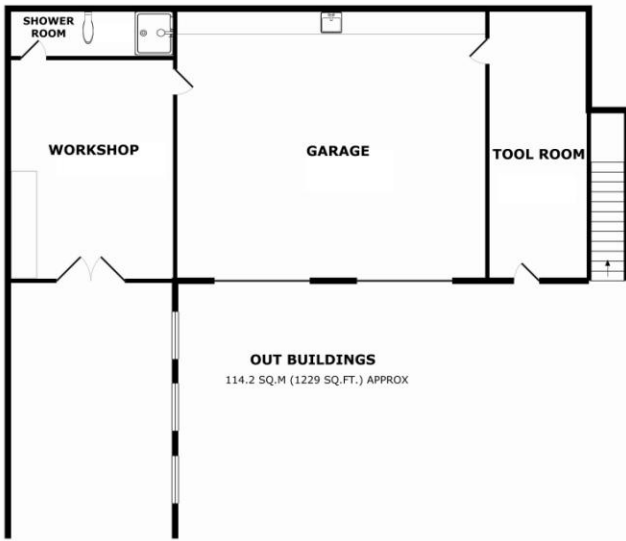
GROUND FLOOR
114.3 SQ.M (1231 SQ.FT.) APPROX



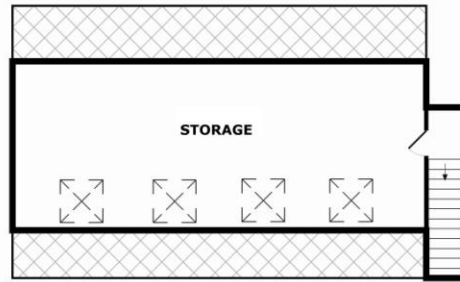
FIRST FLOOR
84.3 SQ.M (908 SQ.FT.) APPROX



SECOND FLOOR
42.8 SQ.M (460 SQ.FT.) APPROX



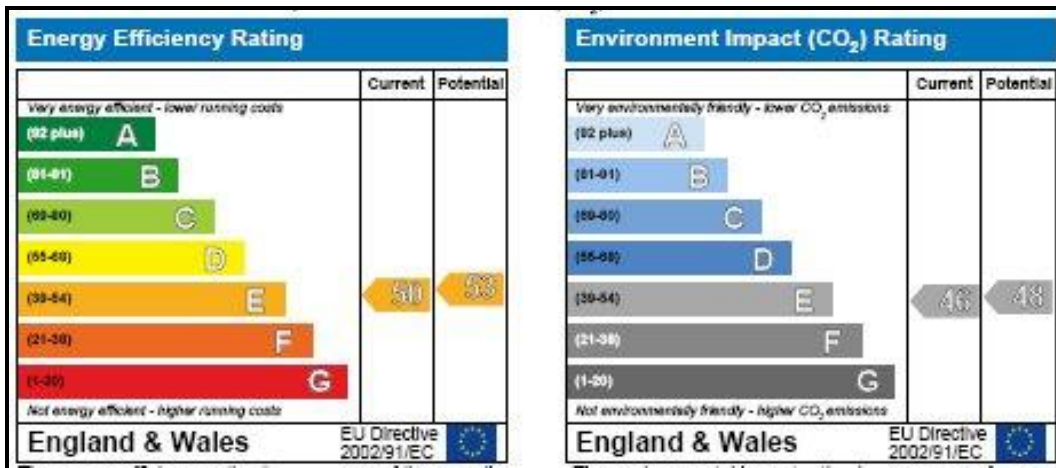
OUT BUILDINGS
114.2 SQ.M (1229 SQ.FT.) APPROX



SECOND FLOOR OUT BUILDING

TOTAL FLOOR AREA 398.6 SQ.M. (4280 SQ.FT.) APPROX

These plans are for illustration and guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such furnishings, fittings or fixtures.



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