

73 Hill Top,  
Bolsover, S44 6NG

£425,000

W  
WILKINS VARDY



# £425,000

A RARE OPPORTUNITY TO OWN A PIECE OF HISTORY - SUBSTANTIAL VICTORIAN RESIDENCE - 0.42 ACRE PLOT IN CONSERVATION AREA OVERLOOKING BOLSOVER CASTLE - ANCIENT MONUMENT

This stunning Victorian detached residence, built in 1900, offers a unique blend of historical elegance and convenience. Set on a generous 0.42-acre plot, the property boasts an ancient intrenchment, adding a touch of historical intrigue to its already impressive character.

As you approach the house, you will be greeted by an enviable position that provides unrivalled views of the iconic Bolsover Castle. The property features an expansive floor area, comprising four inviting reception rooms and four spacious bedrooms ensuring ample accommodation for family and visitors. The location is particularly advantageous, as it is just a stone's throw away from Bolsover town centre, where you will find a variety of amenities to cater to your everyday needs. This remarkable home, steeped in history and surrounded by natural beauty, presents a rare opportunity for those seeking a distinguished residence in a desirable location.

- Stunning Victorian Residence - A Rare Piece Of History
- Fantastic 0.42 Acre Plot
- Unrivalled Views of Bolsover Castle
- An Impressive 1916 Square Feet of Space
- Five Generous Bedrooms
- Three Good Sized Reception Rooms
- Conservation Area Close to Bolsover Town Centre
- Ancient Monument Within The Plot
- No Upward Chain & Immediately Available
- EPC Rating: D

## Ancient Monument

There is a restrictive covenant on the property which protects part of the intrenchment that encircles the town of Bolsover. This intrenchment is situated along the southern boundary of the plot.

The covenant is designed to ensure that the monument is preserved being of such importance that it is considered to be in the national interest that no works of demolition, removal or repair of any part of the monument, or any alteration or addition to the monument be carried out without prior approval. Further details can be provided upon request.

## Overage Clause

Whilst we believe that the ancient monument and conservation area status would restrict the plot from being developed with additional dwellings, the property will be sold with an overage provision which would benefit the current owners if planning permission was obtained for an additional dwelling or dwellings. The overage will result in the current owners benefitting from a 40% share of the uplift in value of the land gained at the point of planning consent for the next 40 years.

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 178.0 sq.m./1916 sq.ft.  
Council Tax Band - F  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

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

## Brick/uPVC Double Glazed Entrance Porch

With an internal door opening to the ...

## Entrance Hall

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

## Dining Room

15'1 x 13'2 (4.60m x 4.01m)  
A spacious dining room overlooking the front garden. A door gives access into the ...

## Kitchen

15'1 x 9'2 (4.60m x 2.79m)  
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.  
Vinyl flooring.

## Cloaks/WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback, and a low flush WC.  
Vinyl flooring.

## Utility Room

10'3 x 8'6 (3.12m x 2.59m)  
Being part tiled and fitted with a double base and drawer unit with work surface over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer with vent.

Space is also provided for a fridge/freezer.

Tiled floor.

A door from this room gives access into the garage.

## Living Room

15'0 x 13'2 (4.57m x 4.01m)  
A spacious reception room with three windows overlooking the front garden.  
This room also has a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.

## Study/Office

13'2 x 11'0 (4.01m x 3.35m)  
A good sized versatile room, being rear facing and currently used as an office.

## On the First Floor

## Landing

## Bedroom One

13'2 x 12'11 (4.01m x 3.94m)  
A spacious double bedroom having two windows overlooking the front of the property.

## Bedroom Two

15'1 x 12'2 (4.60m x 3.71m)  
A spacious front facing double bedroom having views towards Bolsover Castle and countryside beyond.

## Bedroom Three

13'2 x 11'0 (4.01m x 3.35m)  
A good sized rear facing double bedroom.

## Bedroom Four

15'1 x 9'11 (4.60m x 3.02m)  
A good sized rear facing double bedroom.

## Bedroom Five

7'3 x 7'1 (2.21m x 2.16m)  
A single bedroom having views towards Bolsover Castle and countryside beyond.

## Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, separate shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard housing the gas boiler.  
Chrome heated towel rail.  
Vinyl flooring.

## Outside

A wooden gate gives access a path which leads up to the front entrance door. There is also a lawned garden with some mature trees and shrubs.

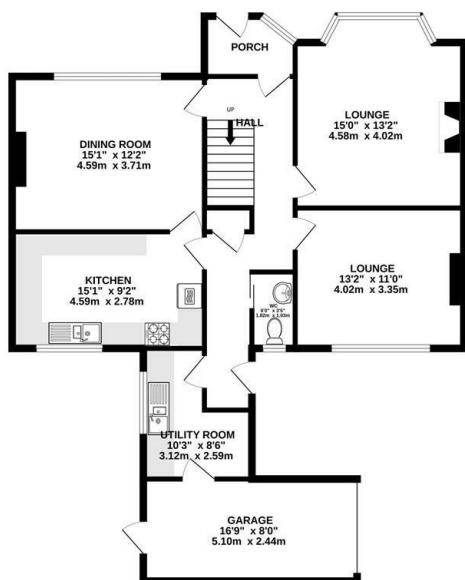
To the side of the property there is a large driveway which is accessed off Limekiln Fields, the driveway providing ample off street parking for several vehicles, which in turn leads to an Attached Single Garage, having an 'up and over, door and lighting. There is also a small garden shed.



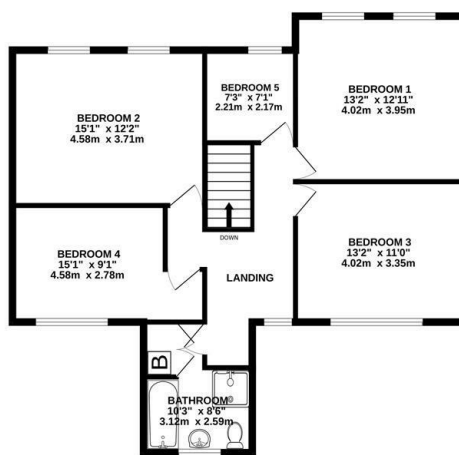




GROUND FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR  
875 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 1916 sq.ft. (178.0 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>		
(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	

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#### 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, gas fire, kitchen appliances, shower unit, 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 The Bolsover 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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