Lyndene Sitwell Grange Lane,
Pilsley, S45 8EN

OFFERS IN THE REGION OF

£485,000

WILKINS VARDY

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EXTENDED DETACHED BUNGALOW - ACRE PLOT - SUPERB SECLUDED RURAL LOCATION - CURRENTLY OPERATING AS A SUCCESSFUL DOG DAY CARE & HOME BOARDING BUSINESS - NO UPWARD CHAIN

Surrounded by picturesque countryside, this extended detached bungalow on Sitwell Grange Lane presents a unique opportunity for both residential living and business potential. Spanning an impressive 1,247 square feet, the property boasts two spacious bedrooms and one well appointed bathrooms, making it an ideal home for families or those seeking a tranquil retreat.

The bungalow also features three versatile reception areas, providing ample space for relaxation. Currently, the property is successfully operating as a dog day care and home boarding business, showcasing its versatility and potential for continued commercial use. The extensive grounds, set on an acre plot, offer a delightful rural setting that enhances the charm of this residence.

In addition to the main living space, the property includes numerous outbuildings, most notably a large block built building which could be adapted for a variety of business purposes. This combination of residential comfort and business opportunity makes this bungalow a rare find in the market.

- Detached Bungalow on an Acre Plot in Secluded Rural Setting
- Spacious Living Room
- Two Bedrooms plus Dog Play Room
- Ample Off Street Parking for Several Vehicles
- Double Breeze Block Insulated Building, Metal Cladded Portacabin, Purpose Built Kennel Block with 10 x Kennels
- Fitted Kitchen with White Hi-Gloss Units & Integrated Cooking Appliances
- Family/Garden Room with Log Burning Stove
- Re-Fitted Shower Room
- Enclosed Rear Garden with Secure Fencing Around Entire Site
- EPC Rating: TBC

General
LPG Heating (Worcester Greenstar 8000 Life Boiler)
uPVC sealed unit double glazed windows and doors
Septic tank
Gross internal floor area - 177.1 sq.m./1909 sq.ft. (inlcluding kennel block)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

Business Use
The property is currently used by our clients as their home and the location of their successful dog day care and home boarding business which holds a 5 star licence and has been established for 17 years.
The current owners intend to semi retire.
This property would appeal to those looking for space to establish a new or run an existing business with the outbuildings and extensive land offering opportunities for use as workshops or for horses.

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

Entrance Porch
Being dual aspect and having a tiled floor. From here a door gives access into the ...

Lounge
17'1 x 12'1 (5.21m x 3.68m)
A spacious front facing reception room, fitted with tiled flooring and having a wall mounted pebble bed electric fire.

Inner Hall
With patterned concrete flooring.

Bedroom One
13'4 x 12'11 (4.06m x 3.94m)
A good sized front facing double bedroom, having patterned concrete flooring and downlighting. This room also has a range of fitted wardrobes and overhead storage units.

Bedroom Two/Dining Room
18'0 x 11'7 (5.49m x 3.53m)
A spacious 'L' shaped double bedroom, having patterned concrete flooring and having a large Velux window and downlighting.
Two doors separate part of the bedroom to give you a study/office/dressing room area.

Shower Room
Being fully tiled and fitted with a 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a concealed cistern WC.
Fitted floor to ceiling hi-gloss storage units.
Flat panel radiator.
Patterned concrete flooring and downlighting.

Kitchen
14'0 x 12'5 (4.27m x 3.78m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, electric oven and hob.
Space and plumbing is provided for a washing machine, and there is also space for an American style fridge/freezer.
Large Velux window.
Patterned concrete flooring and downlighting.
A uPVC double glazed door gives access onto the side of the property, and a stable door gives access into the ...

Family/Garden Room
17'4 x 9'4 (5.28m x 2.84m)
A triple aspect room, having a tiled floor with under floor heating, and downlighting. This room also has a feature brick fireplace with wood burning stove.
A door from here gives access to a ...

Potential Bedroom Three
16'0 x 10'3 (4.88m x 3.12m)
There is potential to create a third bedroom with en suite by combing the spaces/rooms currently used as follows:-

Groom Room
Fitted with a dog bath.

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

Dog Playroom/Utility
Being part tiled and having a range of white hi-gloss wall units and fitted worktops. There is also a seating area, and space and plumbing for a washing machine and a slimline dishwasher. There is also space for a tumble dryer and fridge.
Patterned concrete flooring with under floor heating, and a composite door which gives access onto the side of the property.

Outside
To the front of the property there is a concrete and gravelled driveway providing off street parking for several vehicles. Wooden double gates to the side of the property open to additional parking.

To the right hand side of the property a uPVC double glazed door gives access to an Outside WC.

To the rear of the property there is a large paved patio, part of which has been sectioned off with a gate and wrought iron fencing to provide a seating/dining area.

There is a substantial lawned garden which again is sectioned off with fencing. and also has a summerhouse with deck seating area.

There are outbuildings as follows:-

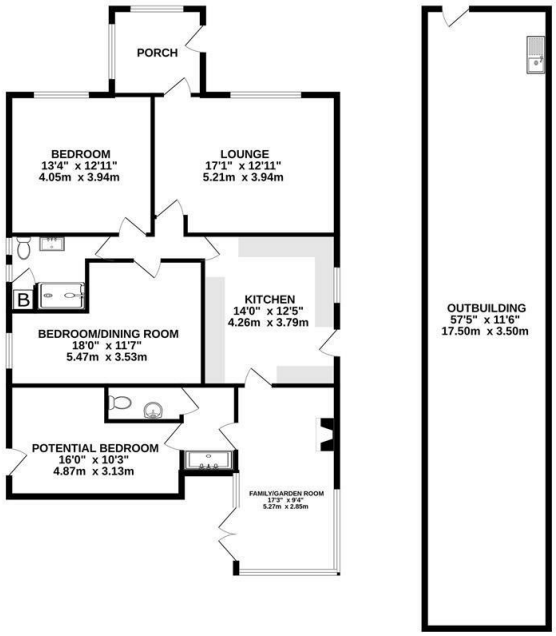
Metal Clad Portacabin (32'0 x 8'0) -Being insulated and having windows, uPVC French doors which open onto a paved seating/dining area and a uPVC rear door which opens onto a gated yard area. This outbuilding also has light, power and water supply.

Double Breeze Block & Timber Framed Outbuilding stood on a concrete hardstanding/deck area, being fully insulated and having uPVC double glazed French doors, windows, light, power and water supply. There is also a secure gated concrete yard area between this building and the block built building.

Brick Built Building - Currently provides day care housing for up to 10 dogs - having windows, uPVC doors to the front and rear, being insulated and having light, power and water supply, this could be used for a wide variety of purposes.

LOVE
WET NOSES
slobbery kisses
WAGGING TAIL

GROUND FLOOR
1906 sq.ft. (177.1 sq.m.) approx.




TOTAL FLOOR AREA : 1906 sq.ft. (177.1 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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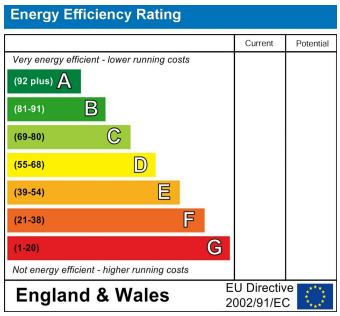


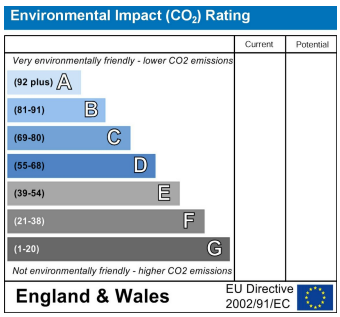


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## VIEWINGS

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, electric fire, 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 Tibshelf Community 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**

wilkins-vardy.co.uk