

FOR
SALE



Lock House Lock House, Shireoaks Road, Shireoaks, WORKSOP, Nottinghamshire S81 8ND

£550,000 - Freehold

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PROPERTY SUMMARY

Viewing is essential for this one off opportunity to purchase the old Lock Keepers Cottage that has planning granted with conditions for the erection of six glamping pods. More details can be found on the Bassetlaw District Planning Website with reference 21/01885/FUL. The property is set on grounds of approx. 1.2 acres and looks directly onto Shireoaks Lock. Being positioned down an unadopted road, access is gained by turning from Shireoaks Road to the Marina Road and immediately turning left down the water board road for 400m. Being placed with the Chesterfield Canal and Shireoaks Marina to either side, the property stands on most stunning grounds. Lock House itself is believed to be over 200 years old and fully requires an internal inspection. Having a septic tank and multi fuel burner for the hot water and central heating, the accommodation comprise of; entrance lobby, lounge, dining room, kitchen, porch, lean to, downstairs bathroom. On the first floor; landing, three bedrooms. Outside; set on grounds of around 1.2 acres, there is ample parking and garages. Shireoaks is a very sought after village with easy access to the local train station that provides links to Sheffield/Nottingham/Retford and also access to the M1 and A1. Viewing Highly Recommended.

POINTS OF INTEREST

- *Lock Keepers Cottage*
- *1.2 Acres of Land*
- *Three Bedroom*
- *Detached Cottage*
- *Development Opportunity*
- *Delightful Position*
- *Ample Parking*
- *Garages*
- *Sought After Village*
- *Planning Granted for 6 Glamping Pods*



ROOM DESCRIPTIONS

Entrance Lobby

With entrance door, stairs to the first floor.

Lounge 12' 11" x 12' 4" (3.94m x 3.76m)

With a multi fuel burner and front facing window.

Dining Room 9' 1" x 8' 6" (2.76m x 2.58m)

With a front facing window.

Kitchen 12' 2" x 8' 2" (3.72m x 2.50m)

With fitted wall and base units, worksurfaces, sink unit, built in electric hob with electric oven below and extractor above, side facing window, door to the porch.

Porch

With side door.

Lean To 18' 2" x 9' 6" (5.54m x 2.89m)

Bathroom

With a panelled corner bath, shower cubicle and mains shower, low flush w.c, wash hand basin, heated towel rail, side facing window, door leads to the understairs storage where there is plumbing for an automatic washing machine.

First Floor

Landing

Bedroom One 13' x 12' 2" (3.95m x 3.70m)

With a front facing window.

Bedroom Two 11' x 8' 7" (3.35m x 2.61m)

With front and side facing windows.

Bedroom Three 9' 1" x 8' 3" (2.76m x 2.51m)

With a front facing window.



