



## Drinking Establishment in S44

Craggs Road, Bolsover, Chesterfield,  
Derbyshire, S44 6BQ

**£170,000** Starting Bid

Off Street parking

## Property features

- ✓ Traditional Pub With A Three Bedroom Flat Above
- ✓ Close To Town Centre
- ✓ Beer Garden To Front
- ✓ Stunning Views Of The Peak District & Bolsover Castle
- ✓ Private Garden To Rear

## Description

For sale via secure sale online bidding - terms and conditions apply.

Discover a unique investment opportunity with this charming traditional pub property having a three bedroom flat over, in the heart of Bolsover, offering breathtaking views of the Peak District and the iconic Bolsover Castle.

Boasting a spacious three-bedroom flat above, this property perfectly combines business potential and comfortable living. The pub features a warm and inviting reception area, ideal for fostering a vibrant community

atmosphere. Step outside to the delightful beer garden to the front, providing a perfect space to relax and enjoy the stunning surroundings. Conveniently located close to the town centre, this property benefits from excellent

footfall and easy access to local amenities. Whether you're looking to run a successful pub business or create a unique family home with a thriving enterprise downstairs, this versatile property offers endless possibilities in a

picturesque setting. Don't miss the chance to own a piece of Bolsover's historic charm with spectacular natural beauty right on your doorstep.

Please note we have not inspected this property.

Price: Starting Bid £170,000

Property Type: Drinking Establishment

Business Type: Pubs

Parking: Off Street

## Tenure

DY167192 - Freehold

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## Location

Conveniently located close to the town centre, this property benefits from excellent footfall and easy access to local amenities

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## Accommodation

Bar Area  
Kitchen  
Utility Room  
Cellar  
Ladies Toilets  
Mens Toilets  
Upstairs Lounge  
Master Bedroom  
Bedroom Two  
Bedroom Three  
Bathroom  
Beer Garden

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## EPC

We currently await a copy of the EPC.

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## Council Tax

Band A

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Craggs Road, Bolsover, Chesterfield, Derbyshire, S44 6BQ

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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