



Culloden House

Clipstone Road, Mansfield, NG21 9JH

**Culloden House, the ultimate
commercial haven set on 16.88
acres**

16,626 sq ft
(1,544.61 sq m)

- Suitable for a range of uses STPP
- Distinct design
- Set in a rural location with nature at your doorstep
- Luxurious leisure aspect throughout
- Hotel and Spa/ wedding venue potential
- Offers in the region of £7.5m

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Summary

Available Size	16,626 sq ft
Price	Offers from £7,500,000
Business Rates	To be rated for commercial use
Car Parking	50+ spaces
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (52)

Description

Culloden House is a charming and characterful property built in the 1900s hosting Edwardian décor with superb hand made features throughout. The property boasts thirteen bedroom, personnel lift, leisure complex including a gym, sauna and a swimming pool across 17,000 sq ft. The property is set on nearly 19 acres in a peaceful secluded woodland thriving with nature, a host of external facilities including a coach house, stables and paddocks, a tennis court and log cabins overlooking the lakes adding further granger to this property.

Culloden House is the ultimate commercial haven with a wide range of uses and conversions including Hotel, Spa retreat, Private Medical, Care Home and Equestrian Centre.

Location

Experience the seclusion and sanctuary of life at Culloden House whilst retaining all the convenience of connections into the wider world. Nestled within Sherwood Forest, and just minutes from Center Parcs and Sherwood Pines, the opportunities for exploring this ancient and legendary area are extensive, with endless walks on the doorstep. Call in at one of the many pubs, bars and restaurants close by, including The Dog and Duck in Kings Clipstone and Launay's Restaurant and Bar in nearby Edwinstowe. Shops, restaurants and supermarkets can all be found in the nearby towns and villages of Ollerton, Edwinstowe, Warsop and Mansfield. Explore the area's historic stately homes at Rufford Abbey and Country Park, Thoresby Hall and Chatsworth House in neighbouring Derbyshire.

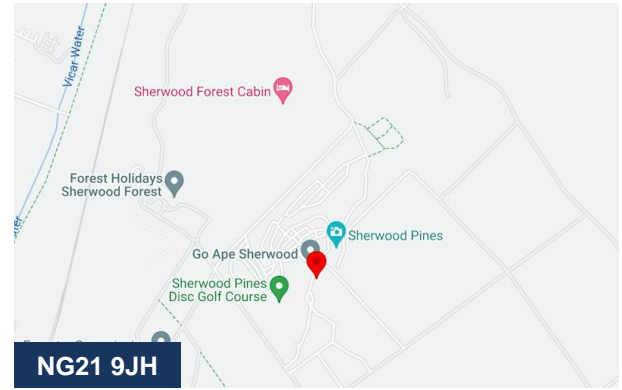
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Plot	812,829.60	75,514.34	Available
Ground	9,382	871.62	Available
1st	4,621	429.30	Available
2nd	2,623	243.68	Available
Total	829,455.60	77,058.94	

Viewings

Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com.



Viewing & Further Information



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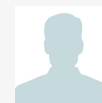
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