



The Farmhouse  
Rushley Manor | Mansfield | Nottinghamshire | NG18 5BG

- A Beautiful & Classic Georgian Farmhouse
- Originally Dating Back to Early 1800's
- Boasting Approximately 3200sq.ft to the Main House with Further Circa 550sq. ft in Outbuildings
- Breakfast Kitchen, Formal Dining Room, Sitting Room, Study, Utility/ WC/ Shower Room & Cellar
- 5 Bedrooms & 2 Bathrooms
- Circa 1 Acre of Spacious Gardens with Open Countryside Views
- Substantial Gated Drive with Extensive Parking & Garaging
- Private Development Close to an Abundance of Local Amenities







A MAN'S HOME IS HIS CASTLE



# STEP INSIDE

## The Farmhouse

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### THE FARMHOUSE

A stunning classic Georgian farmhouse situated within the Rushley Manor private development, a stones throw from the market town of Mansfield and the abundance of amenities it enjoys. The Farmhouse comes to the market for the first time in over 20 years and offers prospective purchasers a rare opportunity to acquire an exceptional Georgian home within a highly accessible locality. Originally constructed in the early 1800's, this property underwent significant redevelopment in 2001 and has continued to be improved and enhanced over its current occupiers tenure. Constructed from local Mansfield sandstone, the exterior of this home has been meticulously cared for to preserve its period aesthetics. Internally, the property boasts a wealth of both original character features and more recent tasteful additions which have been carefully selected to ensure they are in keeping with the era of this home. Externally, the property enjoys private and gated grounds which extend to approximately 1 acre in all, with a range of outbuildings suiting a variety of uses.

### THE ACCOMMODATION

The property enjoys approximately 3200sq.ft of generously proportioned and practically arranged accommodation which is set over 3 floors. Upon entering the property, you are greeted by a spacious entrance hall that gives access to all of the principal ground floor accommodation which, in brief, comprises of; a cosy sitting room with log burner and aspects over the garden, formal dining room with open fire, fitted breakfast kitchen with a host of integrated appliances and freestanding range cooker, a study which is ideal for those working from home and a utility room/ WC with a corner shower unit. In addition, the entrance hall gives access to a spacious cellar which lends itself perfectly to additional storage space or has potential for conversion. To the first floor you will find the principal bedroom suite with it's dressing room and en-suite shower room, a further double bedroom and a family bathroom. To the second floor, 3 generous double bedrooms complete the internal accommodation of this home.







# STEP OUTSIDE

## The Farmhouse

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### GARDENS & GROUNDS

The property benefits from private gated gardens which extend to approximately 1 acre in all. Upon entering the grounds, a substantial gravel laid driveway provides significant hardstanding parking with ample room for a number of vehicles. The stone-built garage block provides sheltered parking space or has potential for redevelopment along with its adjoining open store, subject to necessary consents. Further outbuildings can be found to the front of the property by way of a wooden frame garage/ workshop and two concealed container units which are ideal for additional storage. The remainder of the gardens comprise of a recently installed decking area, stocked borders, established trees & shrubbery and several substantial lawned areas to enjoy. In addition, the property enjoys stunning far-reaching views beyond its boundaries.

### LOCATION

The market town of Mansfield is located approximately 12 miles north of Nottingham City Centre and has developed substantially from its mining and textile industry past into a large residential and commercial district. Mansfield benefits from a broad selection of local amenities which you would come to expect from a town of its size. A theatre, restaurants, public houses, bars, banking, convenience stores, supermarkets, a shopping centre and numerous recreational activities are just a small selection of what Mansfield has to offer. The area benefits from an extensive transport network, with Mansfield railway station linking the town to Nottingham and Worksop, several bus operators with vast operating areas and a number of significant arterial roads.

### DISTANCES

Mansfield Town Centre 2 miles  
Chesterfield 15 miles  
Nottingham 13 miles  
Kings Mill Hospital 3 miles  
M1 Motorway (J27) 6 miles  
A600.1 miles  
Newark Northgate Station 19 miles  
Sherwood Pines 8 miles  
Clumber Park 18 miles  
Rufford Abbey Country Park 10 miles

### SERVICES

Mains electricity, water, drainage and gas fired central heating are understood to be connected.

### TENURE

Freehold.

### VIEWING

Strictly by appointment with Fine & Country Nottingham. Please contact Pavlo Jurkiw on 01159 822824 for more information.









**The Farmhouse, Rushley Manor**  
**Approximate Gross Internal Area**  
**Main House = 299 sq.m/3222 sq.ft**  
**Outbuilding = 53 sq.m/568 sq.ft**  
**Total = 352 sq.m/3790 sq.ft**

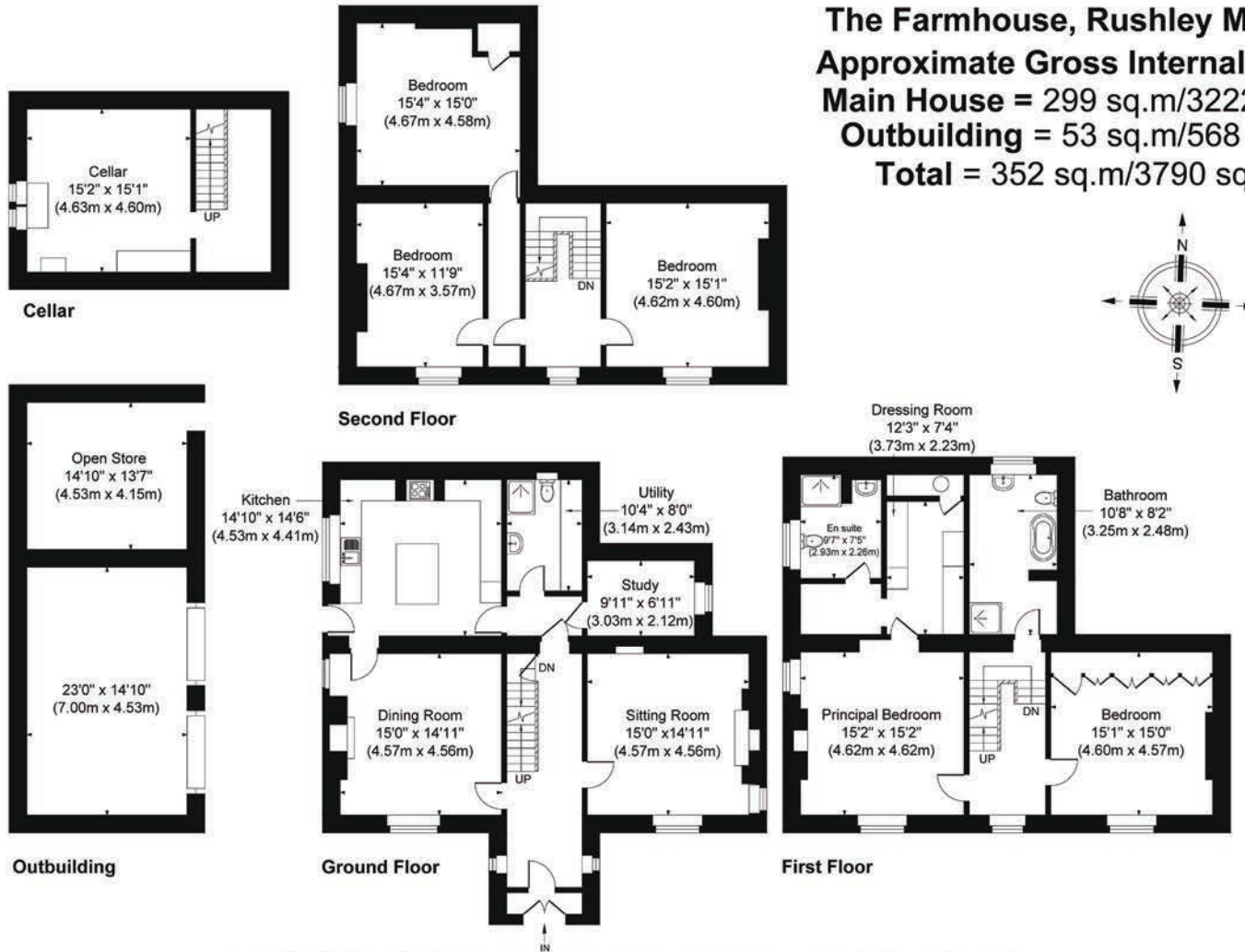


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No.OC388579. Registered office address: 69 High Street, Grantham, Lincolnshire NG31 6NR. Printed 16.10.2023



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