

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	A
Energy efficient - lower CO2 emissions	B
Decent	C
Below average energy efficiency - higher CO2 emissions	D
Energy inefficient - higher CO2 emissions	E
Very energy inefficient - higher CO2 emissions	F
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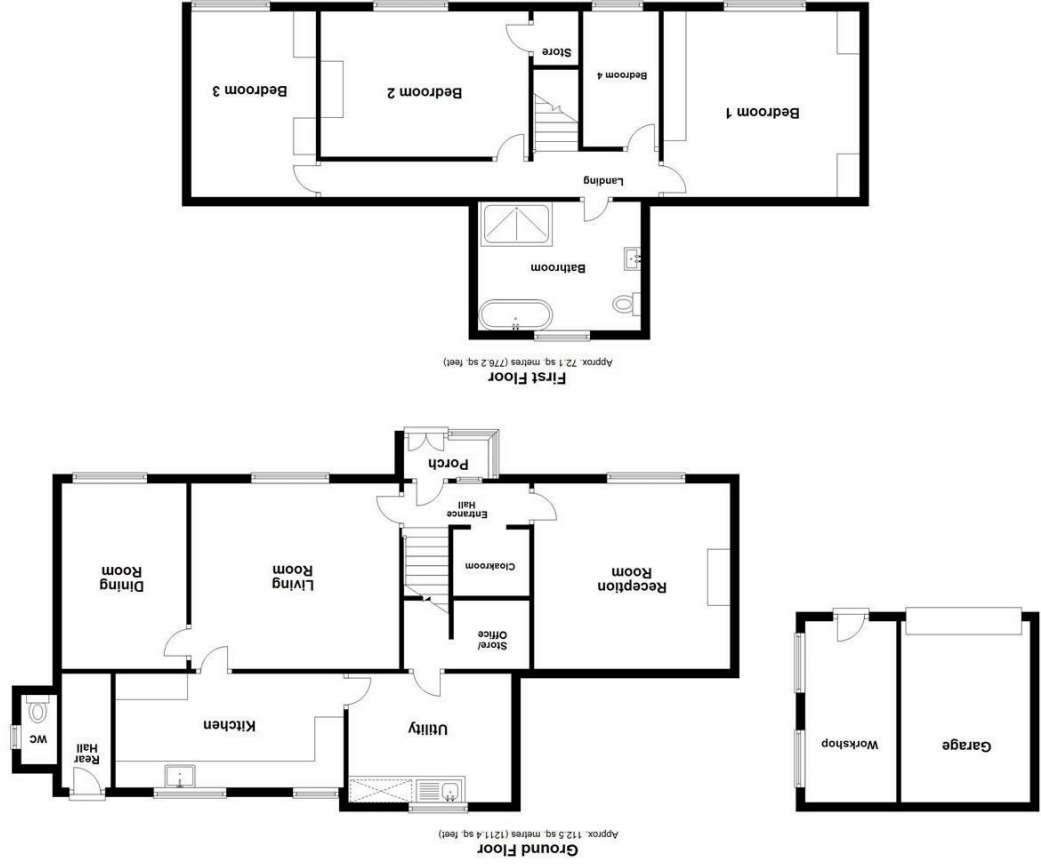


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8 Newboundmill Lane, Pleasley, Derbyshire, NG19 7PL
 £480,000



Newboundmill Lane

Pleasley

We are absolutely delighted and privileged to be able to present, for sale, a stone built former Derbyshire farmhouse set in a popular village. Known as Deans House, the original building has been converted into a stunning cottage which is packed with beautiful features including beamed ceilings, quarry style tiled flooring, internal latched doors plus much more. The internal accommodation is spacious and briefly comprises of an entrance porch which in turn leads to the entrance hall, there are three reception rooms, a country style kitchen with a comprehensive range of wall and base units, a superb size utility, a downstairs w.c. and an under stairs computer room ideal for home working. The first floor offers FOUR VERY WELL PROPORTIONED BEDROOMS and a gorgeous, modern but in keeping bathroom suite with a roll top bath and walk in shower cubicle. The property occupies a superb plot with a stone wall boundary with gates leading to a driveway which provides an abundance of parking for several vehicles. Front, side and rear gardens are perfect for any keen gardener, a brick built GARAGE with workshop attached which we are sure will prove very useful to new buyers.

Newboundmill Lane is located in a very popular location and in close proximity to superb rural countryside walks, local schools and amenities are also within a short distance. Conveniently, road links to Chesterfield and the M1 motorway are only a short distance away. We feel to truly appreciate the character and space this home has to offer it can only be done upon a detailed personal inspection and therefore we would strongly recommend booking an early viewing.

How to find the property

Take the Chesterfield Road South out of Mansfield before taking the left turn just after the Pleasley Landmark centre onto Chesterfield Road towards Pleasley, take the third left turn onto Newboundmill Lane where the property is then located on the right hand side.

Ground Floor

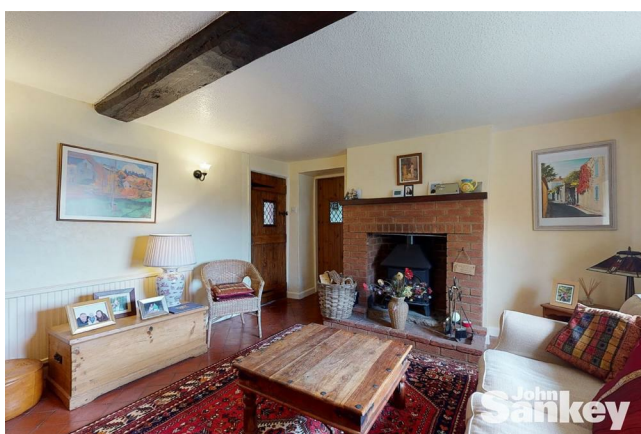
Entrance Hall

The welcoming entrance hall has stairs rising to the first floor, internal doors to two of the reception rooms, a good size recess area offering potential for a desk or office area, there is also a central heating radiator and power point.

Lounge

14'3" maximum x 13'6"

A superb size reception room having a double glazed window to the front aspect providing the room with plenty of natural light, a victorian style open fire centrepiece sits as the central feature with beautiful beamed ceilings, central heating radiator, television and power points.



Second Sitting Room

15'1" maximum x 13'6"

Another fantastic sized reception room with a multi fuel burner which is a huge advantage for any buyer, there is quarry style tiled flooring, again a beautiful beamed ceiling, a double glazed window to the front aspect provides plenty of light, a central heating radiator, television and power points with further doors into the dining room and kitchen.

Dining Room

13'8" x 9'2"

Comfortably seating at least six to eight people, the dining room has a double glazed window to the front aspect and again a beautiful beamed ceiling, there is an open fire with brick surround (not used or checked), central heating radiator and power point.

Kitchen

16'9" x 8'

An in keeping country style kitchen offering a range of wall and base units, a square edged oil varnished worktop houses a counter sunk sink unit with a mixer tap, a four ring gas hob with an extractor above and double oven beneath, there is tiled flooring, two uPVC double glazed windows to the rear aspect, internal doors lead to the rear porch and utility.

Rear Porch

A stable door leads out to the rear garden with further internal doors leading to the downstairs w.c. and kitchen and there are also fitted cupboards providing storage.

Downstairs W.C.

The downstairs w.c. offers a low flush w.c., a uPVC double glazed window to the side, panelled walls and door to the rear porch area.

Utility

11'10" x 9'4"

The utility leads from the kitchen and is a superb size utility with a sink unit, space and plumbing for a washing machine, plenty of space for further kitchen appliances, there is a uPVC double glazed window to the rear, there is a beamed ceiling and a door to the under stair area.

Under Stair Computer Area

5'5" x 5'7"

A very useful space currently used as a computer room ideal for home working, there is a central heating radiator and a further area beneath the stairs which provides useful storage space and access to the utility.

First Floor

Bedroom No. 1

14'2" x 13'10"

A superb size room benefiting from fitted wardrobes and dresser drawer units which again in our opinion is a huge advantage for any buyer, there is a central heating radiator, power points and a double glazed window to the front aspect.

Bedroom No. 2

15'3" x 10'6"

Another fantastic size double room with a fitted cupboard perfect to create a wardrobe area, a double glazed window to the front provides light, central heating radiator and power points.

Bedroom No. 3

13'10" x 9'1"

A fitted wardrobe with mirrored doors and over bed storage gives plenty of hanging and storage space, there is a double glazed window to the front aspect, central heating radiator and power points.

Bedroom No. 4

10' x 5'7"

Having a double glazed window to the front aspect, central heating radiator, power point and loft access which has a pull down loft ladder but is not boarded.

Bathroom

A large four piece bathroom suite featuring a chrome foot free standing roll top bath, a walk in mains fed shower with modern tiling to the cubicle, a low flush w.c., a pedestal sink, tiled flooring, central heating radiator, heated towel rail and uPVC double glazed window to the rear.

Outside

Gardens Front

The property is set back from road positioned on a lovely plot with gates opening to the front to a tarmac driveway which provides parking for several vehicles, stone walls and path to the front entrance door are a particular feature, there are shrub borders and access to the garage, workshop, side gardens and a further gate leads to the rear.

Gardens Rear

Landscaped to include a lawned garden with patio areas and a vegetable patch ideal for any keen gardeners. The property stretches to the side where there is further lawn, mature trees and shrubs planted. There is also gated access to the driveway.

Garage

15'7" x 12'5"

A spacious garage with barn doors opening onto the driveway, power, lighting and an adjoining workshop.

Workshop

14'9" x 6'8"

With uPVC double glazed windows, power and lighting provide a superb space if you enjoy woodwork or crafting as this would be a fantastic hobby room and there is also integral access into the garage.

Additional Information

Tenure: Freehold

Council Tax Band: E

