



The Hawthorns
Penniment Lane | Mansfield | NG19 6PQ

THE HAWTHORNS



Set within stunning landscaped grounds approaching 1 acre, occupying the most idyllic of settings, enjoying south west facing gardens; a substantial detached bungalow offering 4 bedroom accommodation with an additional self-contained annex and an attached leisure suite and swimming pool.



KEY FEATURES

A delightful home accessed via electronically operated gates; a sweeping driveway arriving at the front of the property which offers generous, versatile living accommodation presented to an exceptional standard throughout, each room offering an enviable outlook over differing aspects of the grounds inviting an abundance of natural light indoors. Occupying a private tucked away position on a little know country lane, open countryside being immediately accessible resulting in the most enviable of outdoors lifestyles whilst local services are easily accessible as is the M1 motorway network ensuring convenient commutability throughout the region.



KEY FEATURES

Ground Floor

An entrance door opens to a vestibule which has full tiling to the floor and an internal door which opens to the reception hall which offers a delightful first impression and sits centrally to the property. Off the hallway there is a cloakroom presented with a two piece suite and access is gained to both the lounge and kitchen.

The breakfast kitchen has an Amtico floor, a window overlooking the garden, a contemporary styled radiator and is presented with a comprehensive range of recently installed furniture consisting of base cupboards with matching drawers that sit beneath a granite work surface with matching upstands and sills. There are wall mounted cupboards with under lighting and a compliment of appliances including twin Neff ovens with a microwave convection oven, a five ring hob with floating extraction canopy over, a dishwasher, twin fridges, and a freezer. Off the kitchen is a useful pantry/storage cupboard and access is gained to the pool house / leisure suite and internal annex access.

The lounge offers expansive proportions, a bow window to the front overlooking the gardens and inviting an abundance of natural light indoors. There is a feature marble fireplace with inset living flame effect electric fire and French doors which sit between full height windows opening into the garden room.

The garden room commands a delightful outlook over the rear grounds, French doors opening onto a rear patio.





SELLER INSIGHT

“ Situated in a picturesque semirural location on the outskirts of the bustling town of Mansfield is The Hawthornes, a beautifully presented and extremely well-appointed four-bedroom bungalow that boasts a large one-bedroom annex as well as expansive gardens and grounds. “It was the fact that the bungalow lends itself to multi-generational living that originally attracted us to it; we wanted my mother-in-law to be able to come and live with us, and the annex gave her a fantastic amount of private space, and meant that she was close enough for us to look after her, but crucially she could still maintain her independence,” says Kath. “That was our main motivation for buying the property, but it also offered so much more.”

“We’re situated on the rural fringes of Mansfield so the setting couldn’t be more ideal. We have mile upon mile of gorgeous open countryside right on the doorstep, however everything we need in terms of shops and amenities can be access within around ten minutes. And we have a really beautiful garden, which is a vast space that wraps right the way around the bungalow and therefore creates a natural buffer between us and the rest of the world, so we enjoy complete and utter privacy. It’s also a lovely spot for summer entertaining as there are seating areas to both the front and the back, and we have huge open lawns so we can accommodate numerous guests.”

“The bungalow itself is just lovely. All of the rooms are very spacious and it’s been well designed so that the bedrooms are on one side, the main living areas are in the middle, and beyond those is the annex so there’s a really nice degree of separation. Over time we’ve upgraded the kitchen and updated the décor, but apart from that it’s a property that we’ve found to be very low maintenance. It’s warm and comfortable, and we’ve had the space to be able to share some wonderful times with our family and friends.”

“Our large kitchen/diner is the heart of the home, but my favourite room would probably be the lounge. It’s stretches from the front to the back of the bungalow so it’s exceptionally large, and it flows straight out into the conservatory so from it we can enjoy a lovely view of the garden.”

“This is a place where we’ve been able to enjoy the best of countryside living, with all the convenience of having a bustling town just moments away.”

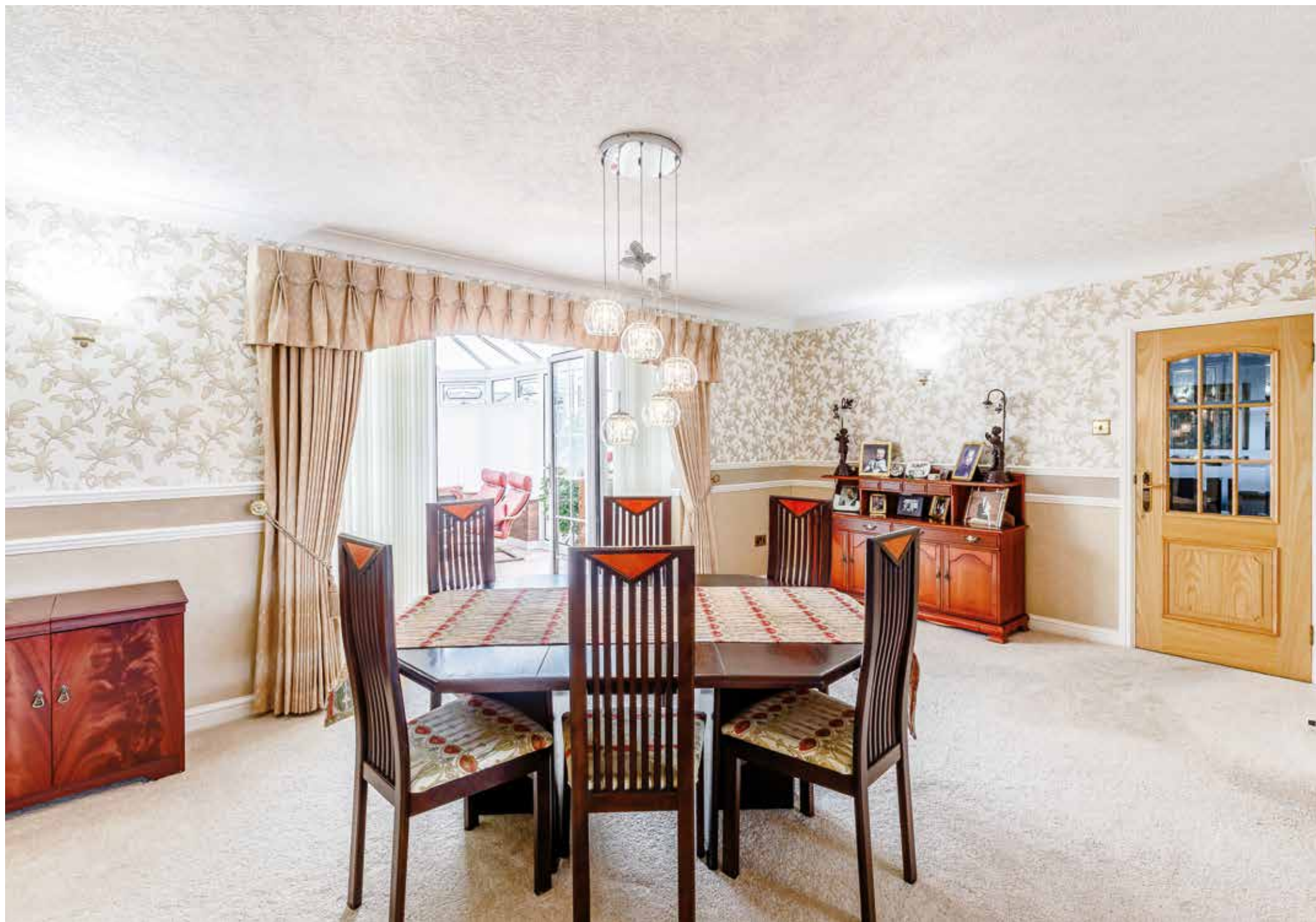
“A standout feature of the property has to be the indoor swimming pool, which has given us all a huge amount of enjoyment over the years. We use it all year round, but during the warmer months we’ll have the patio doors pushed back so it can be accessed directly from the garden, which has enabled us to have some wonderful pool parties.”

“We’ve all been very happy here for the past five and a half years; it’s a lovely family home and one that enjoys a really superb location,” says Kath. “I’ll definitely miss the space, both inside and out, but most of all I’ll miss the sense of privacy. Once those gates are shut we feel as if we’re in our own little world.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





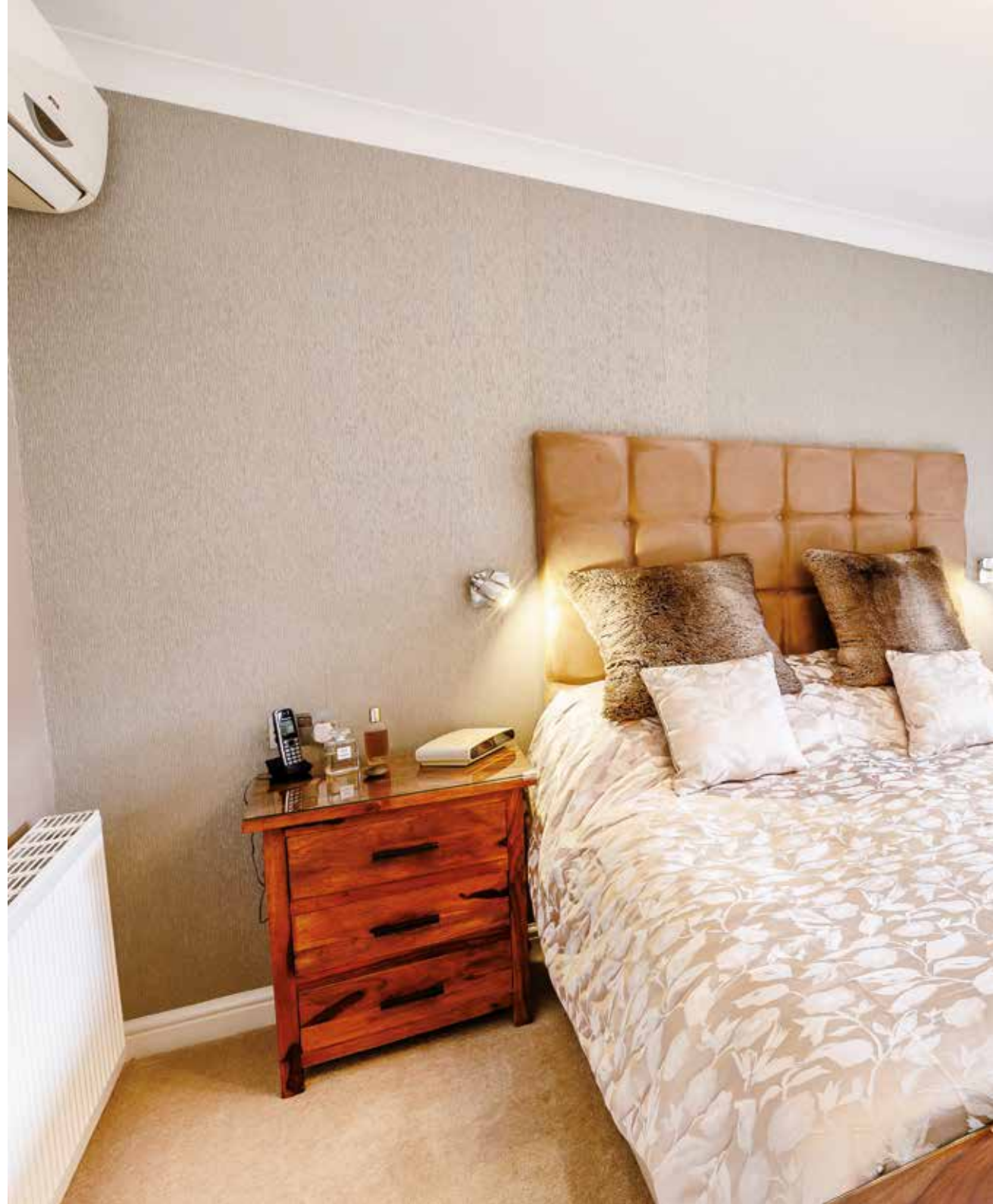




An inner hallway off the lounge gains access to the bedrooms and family bathroom. The principal bedroom suite is positioned to the rear aspect of the property and has French doors opening onto the garden, patio and hot tub; a spacious double bedroom with fitted wardrobes to the expanse of one wall and en-suite facilities presented with a low flush W.C, a bidet, vanity cupboard with a wash hand basin over and a step in shower with body jets. The room has full tiling to the floor, half tiling to the walls, a contemporary styled radiator, a separate chrome heated towel radiator and an opaque double glazed window. To the front aspect of the house there are two double rooms, each with fitted wardrobes and windows overlooking the gardens.

A home office presents versatile accommodation with an outlook over the front aspect of the property and would make a fourth bedroom.

The family bathroom offers generous proportions and is presented with a five piece suite including a pedestal wash hand basin, a step in shower, a sunken jacuzzi bath, bidet, and a low flush W.C. There is a double fronted linen cupboard, full tiling to the walls, two opaque windows and ladder radiators.









The annex

A generous open plan room with windows to two aspects and patio doors with full length windows giving a private entrance directly to the driveway. The room incorporates the lounge, dining area and a kitchen. The kitchen area is presented with a range of furniture comprising base and wall cupboards with matching drawers and a stainless steel single drainer sink unit with a mixer tap over. Appliances include an integral oven with four ring hob and extractor hood, a fridge and plumbing for an automatic washing machine. Off the kitchen a cupboard houses the central heating boiler and there is a useful walk in storage cupboard or dressing room

A part glazed door gives access to an inner hall which opens to a cloakroom presented with a modern two piece suite with exposed brickwork to the wall. Access is gained to a self-contained shower room presented with a four piece suite with modern fittings and a window overlooking the garden.

The bedroom room offers double proportions inviting an abundance of natural light indoors, has a window overlooking the garden, fitted wardrobes and in turn gives access through to a dressing room which enjoys a double aspect position, windows commanding delightful views over the grounds.





Swimming Pool / Leisure suite

A purpose built leisure complex measuring approximately 36'0" x 24'4". A stunning addition to the property with a pitched roof, exposed brickwork walls and windows overlooking the gardens; patio doors open directly onto the rear seating terrace. There is a shower/sauna steam room enclosure and a concealed utility area which has plumbing for an automatic washing machine and space for a dryer. The filtration system to the swimming pool is enclosed within this area and the heating is powered by a recently installed air source heat pump.

Externally

Enjoying a delightful tucked away position on a country lane, approached by electronically operated wrought iron gates which open to a sweeping tarmac driveway which arrives at the front courtyard and turning circle. The front gardens are extensive and are, in the main, laid to lawn with established well stocked flower, tree and shrub borders. The grounds extend to either side of the property wrapping to the rear. The rear gardens are in the main laid to lawn with a centralised patio overlooking an ornamental pond, differing pockets of grassed areas divided by well stocked specimen shrubs, a decked platform being home to a hot tub whilst there is a purpose brick built workshop with ample electrical sockets and a wooden garden store.

Garage block

An exceptionally well proportioned open fronted car port provides useful covered parking and shelters a pedestrian door to the garage. The garage itself has three generous bays each with mechanically operated up and over entrance doors, the central bay having a work-pit with steel load bearing beam above. Access is gained to the gardener's kitchen area and toilet / W.C. The space above the garage offers useful storage.





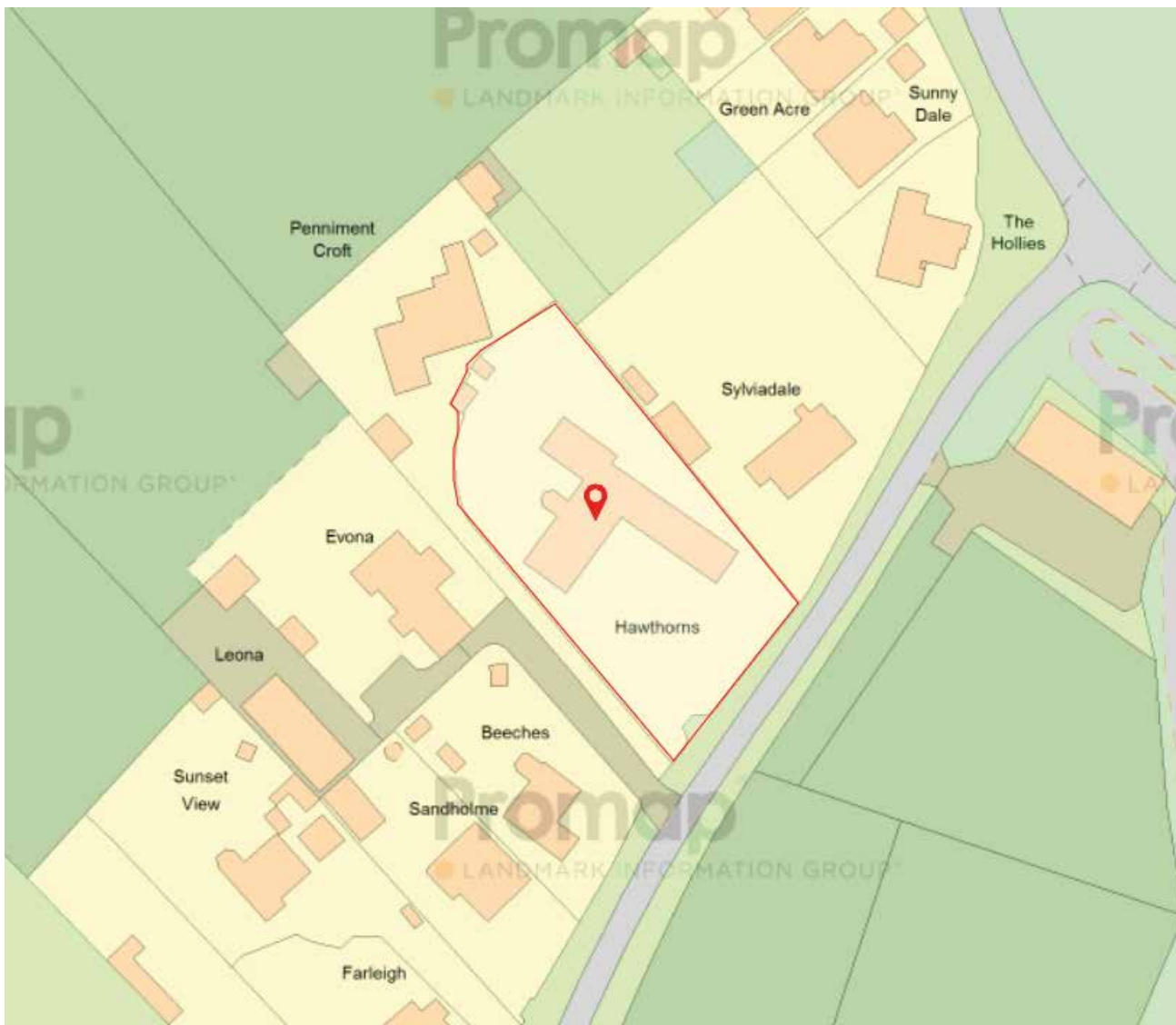


LOCATION

Mansfield

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. East Midlands airport can be reached within a 35 minute drive.





INFORMATION

Additional information

A Freehold property with mains water, electricity and drainage. Oil fired central heating system. Air source heat pump to the leisure suite. There is a CCTV system, full alarm system and electronically operated wrought iron entrance gates. There are Solar Panels (not owned by the property) which contribute to the annual running costs of the home.

Directions

Off Chesterfield Road turn onto the A617 and then take a right hand turn on to Penniment Lane. Immediately turn left and the property will be found on the right hand side.



The Hawthornes, Penniment Lane, Mansfield

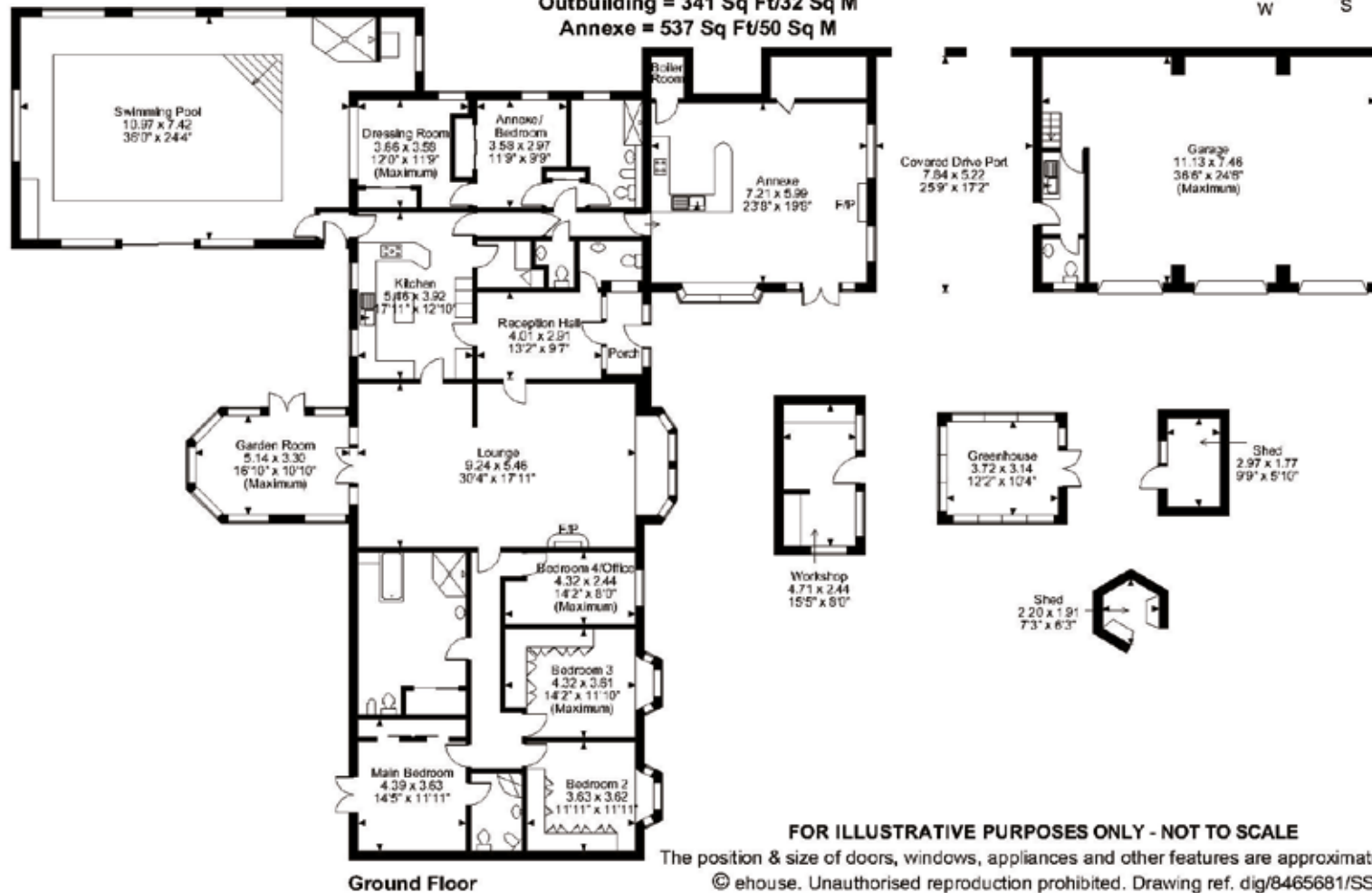
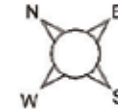
Approximate Gross Internal Area

Main House = 3650 Sq Ft/339 Sq M

Garage & Drive Port = 1344 Sq Ft/125 Sq M

Outbuilding = 341 Sq Ft/32 Sq M

Annexe = 537 Sq Ft/50 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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