

# HoldenCopley

PREPARE TO BE MOVED

Leas Avenue, Pleasley, Mansfield NG19 7PR

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£500,000



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NO UPWARD CHAIN...

Welcome to this charming and character-filled three-bedroom link-detached house, built in 1874, nestled in the heart of a popular village at the quiet end of a picturesque cul-de-sac. This unique property seamlessly blends historical charm with modern amenities, making it the perfect home for those seeking a tranquil yet convenient lifestyle. Ideally located next to the M1 motorway and in close proximity to the Peak District National Park, Hardwick Hall, and Chatsworth House. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious reception room. This inviting space features a cosy atmosphere with a beautiful log burner, complete with an antique mantelpiece, and is bathed in natural light from the large windows and double French doors. The heart of the home is undoubtedly the kitchen diner, a beautifully bespoke-designed area equipped with both integrated and freestanding appliances. This space flows effortlessly into the dining area, showcasing exposed wooden beams and large windows and doors that open out to the enchanting garden. Upstairs, the property boasts a thoughtfully designed layout featuring two generous double bedrooms and a charming single bedroom, each bedroom in this delightful home has been carefully designed to offer comfort and character, ensuring every member of the family has a cosy retreat. The stylish bathroom on this level completes the layout, offering a serene retreat for relaxation with a Jacuzzi bath and massaging shower jets. The outside of this property is as impressive as the inside. The private garden, accessible through a double-gated entry, features a pebbled stone driveway with ample off-road parking for multiple vehicles. The garden is a true oasis, with a patio area, a lush lawn, and a variety of established plants and shrubs. Mature trees, including a stunning magnolia tree and a apple tree, add to the serene and picturesque setting.

MUST BE VIEWED







- Link-Detached House
- Two Reception Rooms
- Beautiful Kitchen Diner
- Stylish Bathroom
- Driveway
- Private Garden
- Traditional Features
- Beautifully Presented Throughout
- No Upward Chain
- Village Location











## GROUND FLOOR

### Entrance Hall

15'7" x 9'0" (4.76m x 2.76m)

The entrance hall has hard wood flooring, carpeted stairs, a radiator, ceiling cornices, ceiling rose and a single door providing access into the accommodation.

### Living Room

22'9" x 10'1" (6.94m x 3.09m)

The living room has hard wooden flooring, two radiators, ceiling cornices, ceiling roses, a feature log burner with an antique mantelpiece, a double-glazed window and double French doors opening out to the rear garden.

### Kitchen - Dining Room

16'6" max x 25'11" max (5.05m max x 7.91m max )

The kitchen has a range of fitted base and wall units with marble worktops, an undermount sink and a half with a swan neck mixer tap, an integrated dishwasher, washing machine & tumble dryer, a freestanding range master cooker, wine cooler, fridge freezer, a feature breakfast island, partially tiled walls, ceiling cornices, recessed spotlights, ceiling rose, stone tiled flooring with open access to the dining room with two radiators, exposed ceiling beams, two Velux windows, three double-glazed windows and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, ceiling cornices, a ceiling rose, recessed spotlights and a double-glazed window.

### Master Bedroom

12'4" x 10'0" (3.77m x 3.07m)

The main bedroom has carpeted flooring, a radiator, ceiling cornices, recessed spotlights, exposed wooden beams and a double-glazed window.

### Bedroom Two

10'0" x 9'7" (3.06m x 2.94m)

The second bedroom has carpeted flooring, a radiator, ceiling cornices, recessed spotlights, exposed wooden beams, access to the boarded loft via a dropdown ladder and a double-glazed window.

### Bedroom Three

9'1" x 7'3" (2.77m x 2.23m)

The third bedroom has carpeted flooring, a radiator, exposed wooden beams, an in-built storage cupboard and a double-glazed window.

### Bathroom

9'1" x 5'0" (2.79m x 1.53m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended jacuzzi bath with central taps, a overhead rainfall shower with massage power jets and a handheld shower head, a vertical radiator, recessed spotlights, stone tiled walls & flooring, ceiling coving, exposed wooden beams and a double-glazed obscure window.

## OUTSIDE

Eternally the property a private garden with has double-gated access to the pebble stone driveway providing off-road parking for multiple cars, a patio area, a lawn, a range of established plants and shrubs, mature trees including a magnolia tree and an apple tree, a shed and courtesy lighting.

## History Of The House

History has a way of pulling threads together and creating a commonality between seemingly very unconnected individuals and places. So, what could be the connection, between the elder sister of worlds, probably most famous nurse and a 1970's bass player in the band "White Plains"? Number 10 Leas Avenue is the significant thread between the two. The story goes that the now world famous and beloved Florence Nightingale had been made a proposal of marriage by widower Sir Harry Verney which she refused. The spurned suitor then wrote to her, addressing his letter simply "To Miss Nightingale" and it was in fact the elder sister Parthenope who opened the letter, and believing it to be for her. . . eagerly accepted the offer. They were married in 1858. Florence as we know had other things to do!

As a "brother in law", Sir Harry Verney was a frequent visitor to Florence and supported many of her ventures.

On 29th August 1874, Sir Harry and Lady Parthenope Verney philanthropically granted a piece of land at Pleasley to the Reverend Ravenscroft Stewart. This parcel of land was to build a school for the children of Pleasley. The original building is now known as "The Old School House" with numbers 8 and 10 Leas Avenue having been converted to dwellings.

This is now where the bass player Martyn Marritt comes in. . . Being one of the leaders of the 1970's band "White Plains" he began converting number 10 in 1997. To say it was a "labour of love" is probably an understatement. He shared with the world a creative and artistic passion for the beautiful and the perfect. He wanted to restore and reimagine number 10 without losing the soul of the place. Martyn's love of quality antiques and authenticity is now evident in every room, where fittings and décor have been hand crafted to bring out the heart and spirit of the building. The garden has been cared for, nurtured into wildness and welcomes nature and the elements without seeking to tame it.

Now, it is time for the next phase of history to begin at number 10 Leas Avenue...

## DISCLAIMER

Council Tax Band Rating - Bolsover District Council - Band C

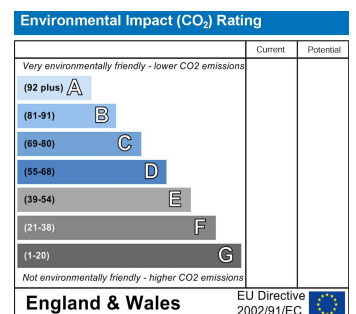
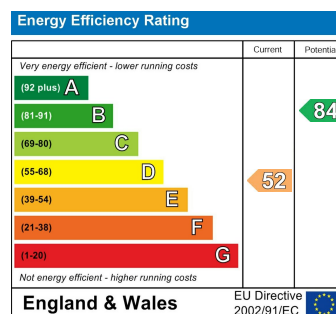
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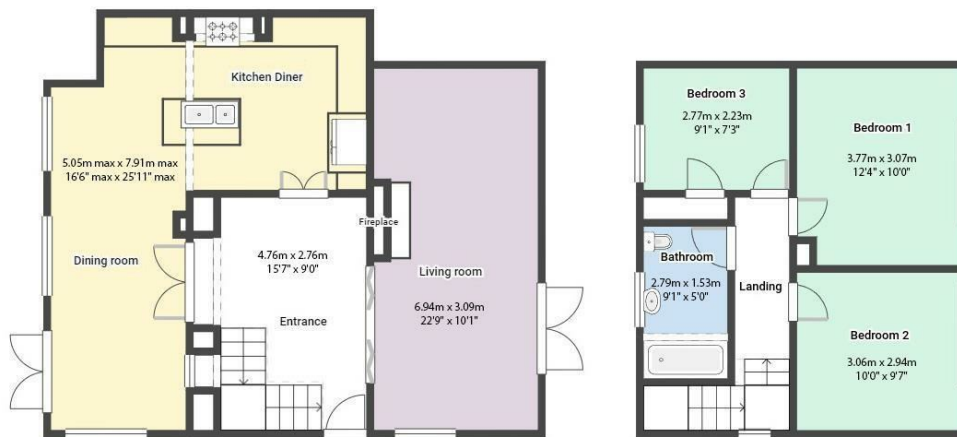
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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