



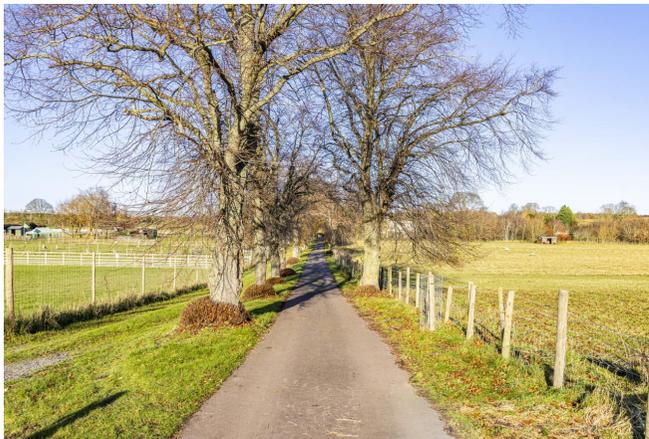
Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



'Holly Barn' Mansfield Road Farnsfield NG22 8HJ

An outstanding and hugely desirable 6 bedroom detached barn conversion situated in a quiet and secluded location off Mansfield Road, surrounded by fields and open countryside. This impressive and imposing home occupies a plot of approximately 0.85 acres and includes a substantial timber double garage, extensive parking and two large outbuildings and garden office. The internal accommodation is exceptionally spacious and adaptable, easily lending itself to dual occupation if required. Please note, interested parties should ideally be in proceedable buying positions. No onward chain.

Holly Barn is approached via a long tree lined driveway (shared with three other properties) with fields either side, leading to the main entrance with parking for around 8-10 cars plus a large double garage. To the south side of the property there is an attractive courtyard area with modern home office/garden room, and the beautiful landscaped gardens enjoy a pleasant east/south orientation with two substantial timber garden cabins and feature pergola area, ideal for entertaining, bbq's and al fresco dining.



The 'living' kitchen dining room area is exceptionally spacious with under floor heating and a comprehensive range of farmhouse style pine units with island and quality range cooker. There is also an adjoining boot room and walk-in pantry/utility room. From the rear, stairs lead to an attractive mezzanine office/study and onto the first floor landing and principal en suite bedrooms.







Guide price - £1m Freehold.

Southwell approximately 4 miles
Newark Northgate Station to London King Cross
approximately 12.5 miles

Council tax band G
Gas central heating
Septic tank drainage
Flood risk - Low
Plot size 0.85 acres approximately

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Viewing strictly by appointment through Jonathan
Fitzpatrick Village & Country Homes

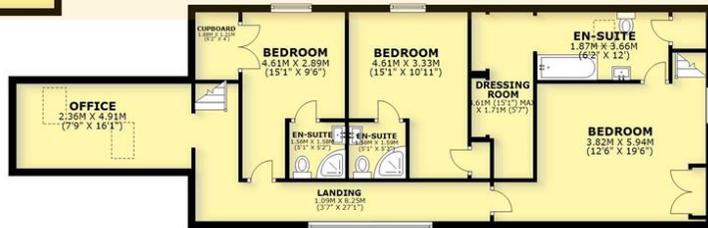
64 Main Street Farnsfield Ng22 8EF

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

GROUND FLOOR
APPROX. 249.1 SQ. METRES (2681.7 SQ. FEET)



FIRST FLOOR
APPROX. 129.3 SQ. METRES (1391.9 SQ. FEET)



TOTAL AREA: APPROX. 378.4 SQ. METRES (4073.6 SQ. FEET)



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