



Offers Around £370,000 Freehold

RUSHLEY MANOR, NOTTINGHAM ROAD | | MANSFIELD | NG18 5BG

**BuckleyBrown**  
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BLISSFULLY BEAUTIFUL... is exactly what came to mind when we first set eyes on this two bedroom barn conversion. This home offers the full package if you seek tranquil living in a home nestled only a short drive away from local towns and major transport links such as the M1. This stunning barn conversion boast vaulted ceilings, exposed brick walls and characteristic fixtures throughout and it's definitely not one to miss!

You'll first step into the lounge which is nothing short of show stopping, the vaulted beamed ceiling and exposed brick fireplace really set the tone for the amount of character and beauty this home has to offer. Heading off from here you'll find the kitchen which continues with the country feel having vaulted beamed ceiling and a stunning traditional shaker style kitchen, this room is perfect for hosting friends with plenty of space for a dining table and chairs. There is even double doors leading outside which you can open up in the summer and let the sun shine through.

Off the lounge you will find a staircase which leads to the Mezzanine which is a versatile space that is currently being used a studio, but could very easily become an additional bedroom space if needed.

Let's take a look at the bedrooms, there are two in total which are well proportioned and positioned just down the inner hallway, the master room has the added benefit of double doors which can be opened up on sunny Sunday morning whilst enjoying a coffee in bed. To complete the property is a bathroom which is tastefully decorated throughout, not to mention the 'Jacuzzi' bath.

The property occupies a great plot which is lovingly landscaped with patios, lawns and decorative borders; we're advised it's quite a sun trap. Further to this is off street parking and a garage.





### Kitchen 18'5" 11'5"

Complete with stunning traditional shaker style wall, base and drawer units with contracting white work surfaces above and an inset sink and drainer unit. Complete with stylist tiled splash backs and boasting vaulted ceiling with beautiful beams. There is space and plumbing for a freestanding oven and fridge freezer along with an integrated dishwasher. The room is finished with tiled flooring, a central heating radiator, a window to the side space and double doors to the garden for convenience.

### Lounge 16'5" 17'7"

The major focus of this room has to be the eye-catching brick built fireplace and chimney breast that continues to the valued beamed ceiling. There is a real

sense of space and light with the high ceilings and the window and double doors facing the front aspect. Further to this is wood flooring, two radiators and stairs off to the mezzanine.

### Inner Hallway

With a window to the front elevation and access to;

### Bedroom One 12'10" 14'3"

With carpet flooring, patio doors to the garden, central heating radiator and TV point.

### Bedroom Two 10'10" 14'3"

With tiled flooring, a stunning exposed brick wall, a window to the rear and central heating radiator.



### Mezzanine 14'5" 10'9"

An amazingly versatile room which could lend itself a snug or studio with carpet flooring, hand wash basin, valued beamed ceiling and a glass banister overlooking the lounge.

### Bathroom 9'1" 8'4"

Complete with a four piece suite in white which are supplied by Villeroy and Boch, including a 'Jacuzzi' bath, glass shower cubicle, hand wash basing and low flush WC. The room is tastefully decorated with neutral part tiled walls and floors which were supplied and installed by Porcelanosa, there is a radiator and an opaque window.

### Outside

To the front of the property is a landscaped

paved patio with mature plant borders leading up to the front door and gated access. To the rear you will find a paved patio area which is a real sun trap, this then leads onto well maintained lawns and the garden is surrounded by mature shrub and tree borders. Further to this is a garage and off street parking.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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