



£650,000 Freehold

THE HARROWS PARK HALL FARM | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8FF

BuckleyBrown
ESTATE AGENTS

CONTEMPORARY RUSTIC CHARM!...Welcome to this stunningly converted barn that effortlessly blends rustic charm with modern features. Nestled amidst beautiful open fields, this property boasts exceptional views that create a serene and private feel. The inviting atmosphere is immediately felt upon entering the spacious and flexible interior, where contemporary meets characterful and homely touches.

The ground floor welcomes you with a grand entrance hallway that flows seamlessly into an impressive open-plan kitchen and dining space. This kitchen is a true focal point, featuring sleek integrated appliances, stylish cabinetry, and a central island that is perfect for both cooking and socialising. Complementary tiled flooring and work surfaces add a wonderful finish. French doors currently lead out to the garden, but planning permission is in place for bi-folding doors, offering the potential to further enhance the connection between indoor and outdoor living. A handy utility room provides additional functionality. The separate living room offers a cosy setting, perfect for unwinding after a long day. Additionally, the ground floor includes a versatile bedroom, which can easily be utilised as a home office, along with a convenient shower room and a cloakroom for extra storage. This exceptional home also features underfloor heating throughout the ground floor, ensuring comfort year-round.

Upstairs, you'll find three bright and airy bedrooms, each spacious and offering a blank canvas for your personal touch. The master bedroom comes with the added luxury of an en-suite bathroom, while the family bathroom, accessible from the landing, serves the remaining bedrooms. What's not to love?

The garden is a true extension of the property, perfect for alfresco dining or simply enjoying a good book. With a delightful patio area, a well-maintained lawn, and a gravelled section ideal for a children's play area, the outdoor space is as inviting as inside! Don't miss out!





Entrance Hallway

With carpet to flooring, down lights, underfloor heating, storage cupboard, staircase with glass balustrade, and access to;

Kitchen/Dining Room 19'5" x 29'4"
Fitted with modern wall and base units, work surface, ceramic hob, splash back, extractor fan, integrated double oven, dishwasher, centre island with an inset sink above and complementary work surface. With tiled flooring, underfloor heating, double windows and French doors leading outside.

Utility 6'7" x 8'3"

Including units and cabinetry, with an

inset sink and space for a washing machine. There is also door access to side elevation.

Living Room 11'7" x 13'0"

With carpet to flooring, down lights and double windows.

Bedroom Four 7'10" x 14'4"

With carpet to flooring, underfloor heating and window.

Shower Room 4'3" x 9'8"

Fitted with a low flush WC, wash hand basin with vanity storage, shaver point, enclosed shower, chrome heated towel rail and an opaque window.



Landing

With carpet to flooring, glass balustrade, velux windows, storage cupboards, and access to;

Bedroom One 15'10" x 17'5"

With carpet to flooring, central heating radiator, down lights, ensuite and double windows.

En-Suite 5'10" x 7'11"

Complete with a wash hand basin with vanity storage, low flush WC, enclosed shower, tiled flooring, down lights and a velux window.

Bedroom Two 10'5" x 15'10"

With carpet to flooring, down lights, fitted wardrobe and velux windows.

Bedroom Three 10'5" x 13'2"

With carpet to flooring, central heating radiator and double windows.

Bathroom 5'10" x 9'9"

Complete with a freestanding bath, low flush WC, wash hand basin with vanity storage, tiled flooring, chrome heated towel rail and a velux window.

Outside

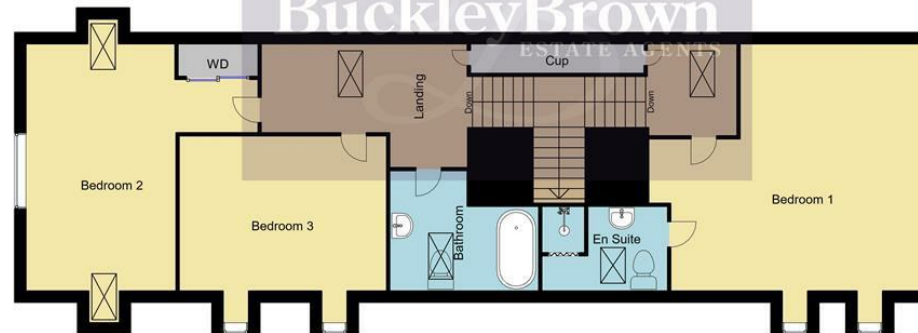
With a large gravelled driveway providing ample off-street parking and double garage. There is a stunning garden with a maintained lawn, gravelled area and a patio area which overlooks the open fields.



Ground Floor
116 sq.mt / 1248.61 sq.ft
Approx



First Floor
99 sq.mt / 1065.63 sq.ft
Approx



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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