



Offers In The Region Of £895,000 Freehold

HILL TOP FARMHOUSE MAIN STREET | BLIDWORTH | MANSFIELD | NG21 0QL



18TH CENTURY FARM HOUSE WITH SELF CONTAINED ANNEX DEVELOPED FROM ORIGINAL BARN!

This wonderfully characterful four-bedroom farmhouse exudes charm and timeless elegance, seamlessly blending original period features with modern comforts. Complemented by a beautifully converted barn annex, this unique residence offers versatile living space ideal for multigenerational living, guest accommodation, or even a private workspace.

The principal residence is accessed via two entrances—one through a welcoming porch and another leading directly into the heart of the home: a spacious open-plan kitchen, dining, and sitting area designed for both everyday living and entertaining. The ground floor also features a dedicated office, two elegant sitting rooms, and a convenient shower room. Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite with its own dressing room and en-suite bathroom, as well as a family bathroom and an additional guest shower room.

The detached annex offers contemporary comfort with a traditional character. Its thoughtfully designed ground floor includes an open-plan lounge, kitchen, and dining space, a well-appointed bedroom with en-suite, and an additional separate bathroom. A second bedroom is located on the upper floor, offering flexibility for guests, family, or other uses.

Externally, the property stands proudly on a substantial and private plot. A driveway provides off-road parking for the annex, while the main farmhouse benefits from its own rear access with ample parking and direct entry to a spacious triple garage. The beautifully maintained farmhouse gardens, mainly laid to lawn and complemented by a charming patio area, create the perfect backdrop for alfresco dining and relaxed outdoor living.





Kitchen/Dining/Lounge 13'11" x 23'9"

Direct access into the spacious open-plan lounge, dining, and kitchen area featuring matching cabinetry and worktops for a seamless, modern finish. The kitchen includes integrated appliances, along with a central island ideal for using as a breakfast bar. This kitchen also comes equipped with an inset sink for added functionality and style. Spotlights throughout provide bright, contemporary lighting, while bifold doors to the rear and front-facing windows flood the space with natural light.

The generous sitting and dining area easily accommodates your preferred dining furniture, making it perfect for both everyday living and entertaining. The living room area offers a touch of character, with new carpeted flooring, exposed traditional wooden ceiling beams, and a charming feature log burner that adds warmth and a focal point to the space.

Shower room/Utility

Three piece suite with shower, low flush WC, Belfast sink and solid oak worktop with built in bespoke storage and space for appliances.

Porch

Private entrance from the side into the property, with the added benefit of built-in bespoke cupboards and useful storage space.

Office/Sitting Room

Featuring stylish carpeted flooring, a central heating radiator for year-round comfort, a feature fireplace, and a window with a view of the church that brings in natural light.

Sitting Room 12'7" x 13'3"

An additional sitting room offering a comfortable space to relax, complete with a central heating radiator and a window facing out with a lovely view towards the church along with another window that provides natural light and a pleasant outlook. This room also benefits from a feature log burner.



Office 5'10" x 6'9"

A compact home office with a rear-facing window, offering natural light and a quiet space ideal for work or study.

Hall

Newly carpeted hallway leading into all ground floor rooms. Under the carpet is a trap door leading to the arched cellar.

Landing

Newly carpeted flooring throughout, with access to all first-floor rooms.

Bedroom One 13'10" x 14'8"

A spacious, carpeted bedroom featuring a central heating radiator, built-in storage, as well as a generously sized en suite bathroom. Fitted with a window overlooking the garden.

En suite 7'11" x 11'1"

A stylish four-piece en suite comprising a shower, bathtub, hand wash basin, and low flush

WC, with a velux window providing natural light and ventilation.

Dressing Room 11'3" x 8'0"

A good-sized room ideal for use as a dressing room, featuring carpeted flooring and a central heating radiator.

Bedroom Two 12'7" x 13'3"

Featuring carpeted flooring, a central heating radiator and a window overlooking the church, allowing plenty of natural light.

Shower Room 6'9" x 7'11"

Three piece suite with shower, hand wash basin and low flush WC.

Bedroom Three 12'7" x 14'1"

Carpeted flooring complemented by a central heating radiator and window with a view of the church, providing ample natural light.



Bedroom Four 11'5" x 9'2"

A spacious fourth bedroom with carpeted flooring, a central heating radiator, and a window overlooking the side elevation.

Bathroom

A three-piece family bathroom comprising a bath, hand wash basin, and low flush WC.

Outside

Upon arrival at the farmhouse, you'll enter via a shared driveway that offers ample parking. In front of the annex, there is a private gravelled driveway for your exclusive use. At the rear of the property, a spacious patio opens onto a well-kept lawn, surrounded by mature trees and bushes that provide a peaceful and private outdoor setting. Additionally, there is a newly built shed with potential to be converted into a summer house or workspace, along with a separate coal shed.

Triple Garage 27'8" x 17'9"

A triple garage off the driveway, offering ample space for vehicles and additional storage with fully functioning electric doors.

Annex

Entrance to the annex

Living/Kitchen/Dining Room:

Spacious open-plan area with solid oak wooden flooring, providing ample space for sitting and dining furniture. The kitchen features built-in units and worktops, a beautiful breakfast bar/island space to enjoy socialising whilst cooking, complete with integrated appliances for a modern, streamlined look.

Bedroom One:

Generous bedroom with a central heating radiator and a window offering natural light.

En Suite:



Three-piece suite comprising a WC, generous size shower, hand wash basin, additional cupboard for storage and Karndean flooring.

Hallway:

Space for appliances, with a pocket door leading into the bathroom with the extra comfort of Karndean flooring.

Bathroom:

Three-piece family bathroom with a claw foot bath, low flush WC, and hand wash basin.

Landing:

Carpeted landing area leading to the first-floor bedroom.

Bedroom Two:

Double bedroom with a central heating radiator, a window letting in plenty of light and a handy pocket door.







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. 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) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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