



£1,250,000 Freehold

SKYWAYS FISHPOOL ROAD | BLIDWORTH | MANSFIELD | NG21 0QP

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ESTATE AGENTS



## A MAGNIFICENT HOME WITH STABLES & Paddock!!...

Nestled in the peaceful and sought-after area of Blidworth, this unique four-bedroom detached residence is a rare opportunity to own a truly special family home set within approximately three acres of private grounds. Blidworth is a charming Nottinghamshire village surrounded by rolling countryside, offering a tranquil rural lifestyle while remaining well-connected to nearby towns.

Lovingly self-built in 1993 and thoughtfully designed across three levels, the home offers exceptional flexibility and generous living spaces—ideal for growing families or those seeking a countryside escape with scope to personalise.

The lower ground level offers a beautifully proportioned sitting room with a striking brick-built fireplace at its heart—perfect for cosy evenings in. Just off from here is a private study, a traditional bar area for entertaining, and a fantastic games room, offering space for all the family to enjoy. Below this level, a large basement provides valuable storage or potential for further development.

The ground floor welcomes you into a wide entrance hall with porch access. The main living room is light and inviting, complete with a bay window and additional outlook to the grounds. The kitchen, fitted with classic wooden cabinetry, offers ample space for dining and is complemented by a separate utility room and WC. This level also features internal access to a double garage via steps, offering everyday convenience.

The top floor boasts four well-sized bedrooms, including a master with a spacious four-piece en-suite. Two of the bedrooms benefit from built-in wardrobes, and a family bathroom completes this floor. With the possibility to extend to six bedrooms, this home offers excellent versatility.

The property is surrounded by beautifully maintained, mature gardens that extend across its generous three-acre plus plot, offering both privacy and tranquillity. Don't let this opportunity pass you by!







#### Hall

With access to;

#### Living Room 15'3" x 19'8"

A spacious lounge with a bay window to the side elevation and a window to the rear elevation.

#### Kitchen 8'11" x 19'2"

Traditional kitchen diner - perfect for entertaining. The kitchen is finished with wooden cabinetry and matching units, with work surfaces over, all essential integrated appliances and windows to the rear elevation.

#### Utility 6'0" x 8'5"

Complete with space for a washing machine and dryer. With a window to the front elevation and an external door to side elevation.

#### WC 2'10" x 6'0"

Complete with a low flush WC and an inset sink. With window to front elevation.

#### Landing

With access to;

#### Bedroom One 14'8" x 18'8"

The master bedroom is very spacious and comes complete with built-in wardrobes, its very own private ensuite and dual aspect windows allowing plenty of light in.

#### Ensuite 3'6" x 8'6"

Complete with a four piece suite which includes a bath tub, a shower cubicle, a hand wash basin and a low flush WC.

#### Bedroom Two 10'0" x 15'1"

Complete with carpet flooring, central heating radiator and a window to front and rear elevation.

#### Bedroom Three 9'9" x 14'8"

Complete with built-in wardrobes, carpeted flooring and central heating radiator. With window to rear elevation.



#### Bedroom Four 9'6" x 15'1"

Complete with carpeted flooring, central heating radiator and window to the front and rear elevation.

#### Bathroom 7'6" x 14'6"

Complete with a three piece suite. Including a bath tub, low flush WC and hand wash basin. With window to rear elevation.

#### Sitting Room 14'6" x 29'10"

This lounge is located on the lower ground floor and offering a feature brick- built fireplace.

#### Study 10'2" x 14'7"

#### Bar 11'10" x 14'2"

#### Games Room 18'6" x 22'7"

Store

#### Outside

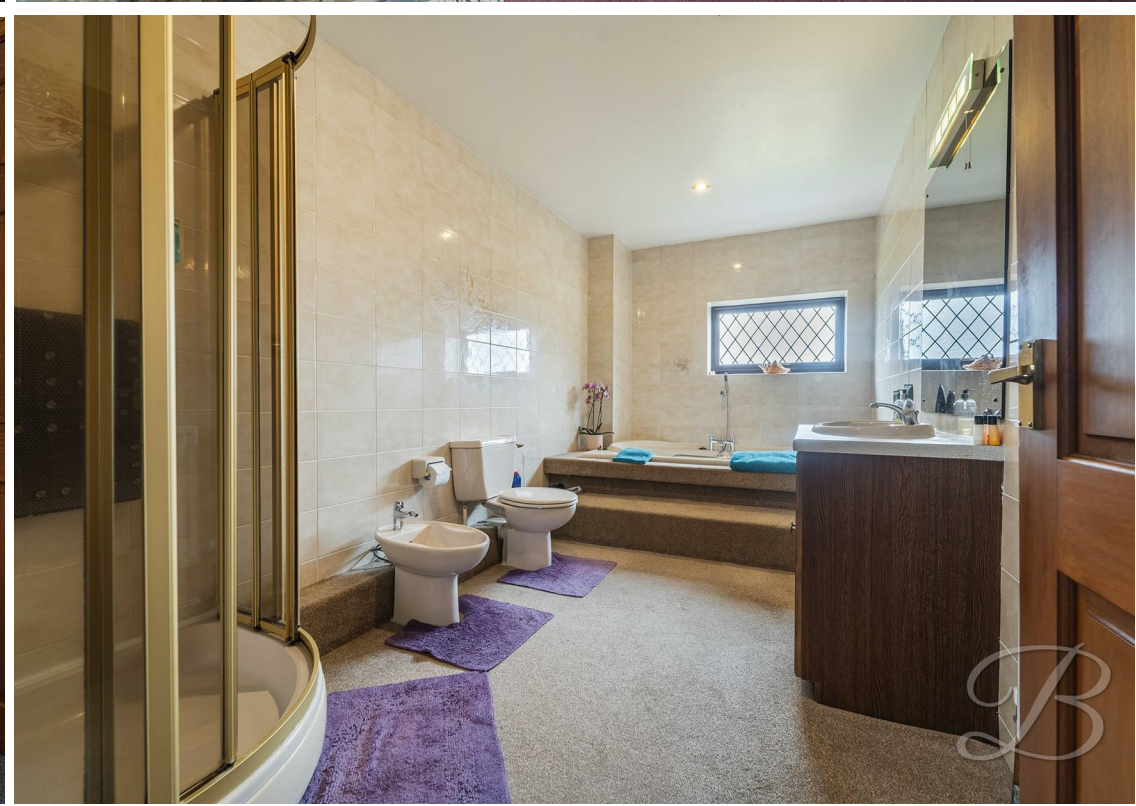
The outside boasts an impressive three acres of

land with wonderful views of the open countryside. The front of the property offers a generous driveway for multiple cars and two garages for ample storage space. There is also a patio seating area to the rear of the property with steps down to the beautiful plot of land.

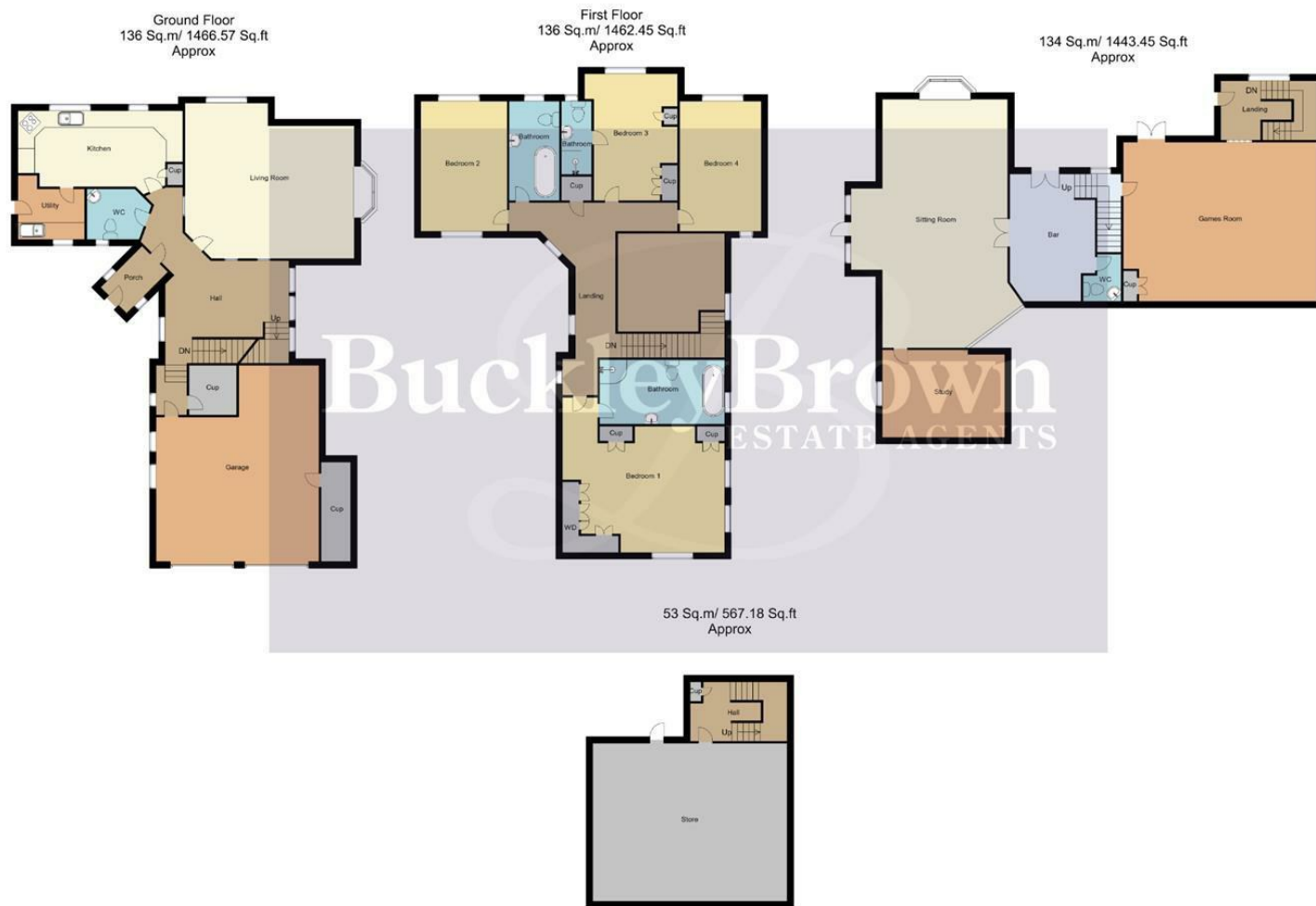
#### The Stables

A charming and substantial large modern building currently configured as stables, featuring three individual stable doors and large roller shutter door ideal for a large vehicle. Also benefitting from a generous upstairs area, there is additional space for storage or other uses. While perfect for equestrian purposes, this versatile structure could easily be adapted to suit a range of needs, such as a home office, studio, workshop, or hobby room, offering endless possibilities for those seeking extra space tailored to their lifestyle.









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			
England & Wales		73	78
EU Directive 2002/91/EC			

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