



FISHPPOOL ROAD | BLIDWORTH | MANSFIELD | NG21 0QP

**BuckleyBrown**  
ESTATE AGENTS

SENSATIONAL FAMILY HOME!.. Proudly presenting to the market this remarkable detached barn conversion in the tranquil village of Blidworth. This four-bedroom property offers the ultimate blend of seclusion and modern luxury for growing families, and has been meticulously renovated to feature underfloor heating and downlights throughout, along with an extensive wrap-around garden that neighbours expansive countryside.

The kitchen/diner is wonderfully designed, adorned with attractive units, granite worktops, high-specification integrated appliances, and a central island with a breakfast bar. Ample dining space and bi-folding doors that lead to the outside create a perfect environment for both family meals and entertaining. A separate utility room can also be found leading off here. Just next door is a formal dining room, offering an excellent setting for dinner parties or social gatherings. Bi-folding doors provide seamless access to a wonderful patio terrace, creating an indoor-outdoor flow. The living room is equally impressive, with a cosy log burner that lends itself perfectly to family nights in. Additional bi-folding doors extend the living space to the wrap-around garden, and treats you to stunning views over neighbouring countryside.

Moving further, you'll discover four magnificent double bedrooms, each generously proportioned and offering the flexibility to personalise. The master and second bedrooms offer a touch of luxury with their private en-suite shower rooms, while the third and fourth bedrooms share a Jack and Jill en-suite bathroom.

Situated down a spacious driveway, the property provides extensive off-road parking space to the front. The wrap-around garden offers delightful patio seating areas and expansive lawn space for relaxation and outdoor activities. This setting is truly private, with no immediate neighbours and the backdrop of beautiful countryside where sheep and alpacas roam freely.





### Entrance Hall

Beautiful entrance hall with tiled flooring, underfloor heating and access into;

### WC

Complete with a low flush WC, vanity hand wash basin, chrome heated towel rail, tiled flooring, and an opaque window to the front elevation.

### Inner Hallway

With two spacious stores/cloakrooms, underfloor heating, four skylight windows, and access into;

### Kitchen/Diner 21'9" x 22'10"

Complete with a beautiful range of shaker

style wall and base units with complementary granite worktops over, inset sink and drainer with mixer tap, integrated oven, integrated microwave oven, warming drawer and bin drawer, integrated dishwasher, central island with breakfast bar, Induction hob, wine fridge, wine rack, and additional cupboard space, ample dining space, underfloor heating, downlights, three skylight windows, window to the side elevation and bi-folding doors leading out to the front elevation. With access into;

### Utility 6'2" x 9'2"

Complete with a range of fitted units with



granite worktops over, inset sink and drainer, space and plumbing for both a washing machine and tumble dryer, space for a double fridge-freezer, underfloor heating and downlights.

### Dining Room 16'7" x 20'2"

With fitted carpets, downlights, two skylight windows, underfloor heating and bi-folding doors leading outside.

### Living Room 21'11" x 28'5"

With fitted carpets, underfloor heating, four windows to the side elevation, four skylight windows, fitted log-burner, downlights, and bi-folding doors leading outside.

### Master Bedroom 13'5" x 22'2"

With fitted carpets, fitted wardrobes, downlights, underfloor heating, bi-folding doors leading outside, and access into a private en-suite facility.

### Master En-Suite 7'0" x 9'6"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, downlights, and an opaque window to the side elevation.

### Bedroom Two 16'2" x 17'1"

With fitted carpets, fitted wardrobes, underfloor heating, two windows to the side elevation, and access into a private en-suite facility.



#### En-Suite 7'0" x 7'0"

Complete with a curved walk-in shower cubicle, low flush WC, vanity hand wash basin, and downlights.

#### Bedroom Three 13'6" x 17'1"

With fitted carpets, fitted wardrobes, underfloor heating, downlights, two windows to the side elevation, and access into a Jack and Jill en-suite bathroom.

#### Jack & Jill En-Suite 7'6" x 9'3"

Complete with a fitted corner bath with overhead waterfall shower, low flush WC, vanity hand wash basin, downlights, and an opaque window to the side elevation.

#### Bedroom Four 12'1" x 15'1"

With fitted carpets, underfloor heating,

downlights, and three windows to the front and side elevation.

#### Outside

Positioned down a spacious private driveway and boasting extensive off-road parking space to the front of the property. With a wrap-around garden with patio seating areas and expansive lawn space. The property is completely private, and stands directly next to beautiful countryside fields that house sheep and alpacas.

#### Location

The property is positioned in the convenient and highly popular village of Blidworth, and is within easy reach of great shops and amenities, including Papplewick Pumping Station, Newstead Abbey and Robin Hood's



Wheelgate Park. The property also stands proud nearby to a public footpath where the 'The Druid Stone' can be seen, an enigmatic rock formation with a narrow, manmade passage cut through the centre that dates back thousands of years. You'll also find excellent transport links nearby, allowing easy access to Nottingham City Centre, along with other surrounding towns and cities.





Ground Floor  
313 sq.m / 3366.13 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. Specially 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>76</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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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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