

HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Papplewick, Nottinghamshire NG15 8FL

Asking Price £750,000 - £800,000

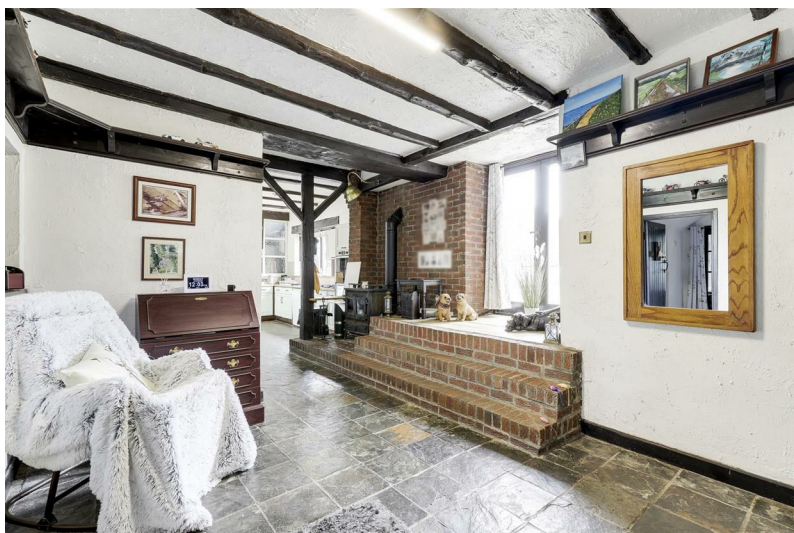
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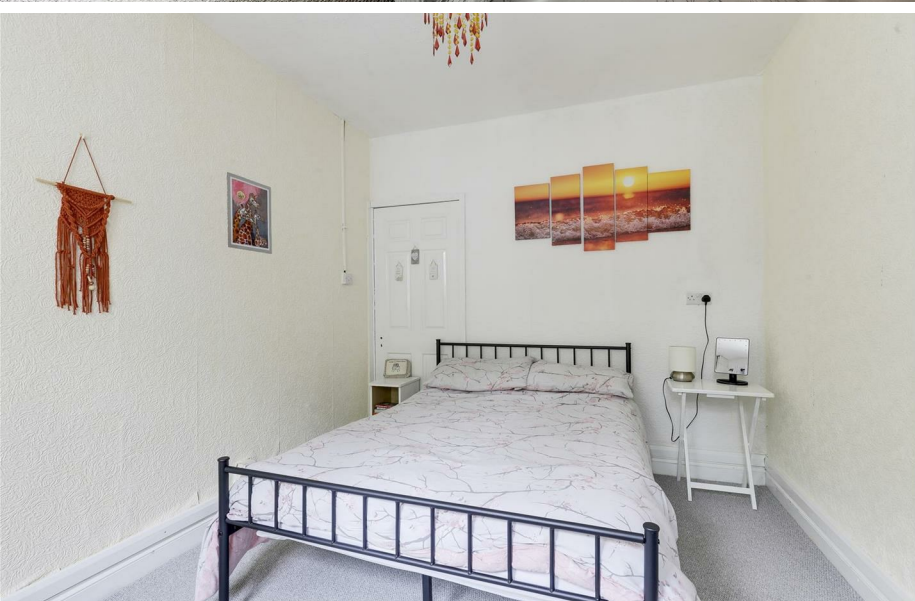


DETACHED BUNGALOW ON A GENEROUS TWO-ACRE PLOT...

Situated in the quaint and sought-after village location of Papplewick, this spacious four-bedroom detached bungalow occupies a substantial two-acre plot with a wide range of outbuildings and barns – offering immense potential for those seeking a project or development opportunity (subject to planning). Nestled along the A60, the property benefits from excellent transport links to Hucknall, Arnold, and Ravenshead Town Centres, and falls within catchment of highly regarded local schools. Internally, the property boasts a large living room leading into a bright conservatory, a farmhouse-style kitchen/diner with exposed beams and a charming log burner, a generously sized utility room, a second conservatory, four double bedrooms, and two well-appointed shower rooms. This property benefits from recently installed wall-mounted electric heaters, cavity wall and loft insulation, as well as electric heating and solar panels, all contributing to improved energy efficiency. Externally, the property is brimming with potential, featuring a wide variety of barns, outbuildings, and former kennels – many in need of refurbishment. With ample green space and rural surroundings, this property presents a rare opportunity to create a bespoke family home or pursue a business venture, all in a tranquil countryside setting.

MUST BE VIEWED TO FULLY APPRECIATE THE SCALE AND POTENTIAL ON OFFER





- Detached Bungalow
- Four Double Bedrooms
- Kitchen/Diner With Exposed Beams
- Living Room & Two Conservatories
- Utility Room, Dressing Room & Cellar
- Two Shower Rooms
- Two Acres Of Land With Multiple Out-Buildings
- Off-Street Parking
- Owned Solar Panels
- Must Be Viewed





GROUND FLOOR

Entrance Hall

19'4" x 4'4" (5.91 x 1.34)

The entrance hall has carpeted flooring, a wall-mounted electric heater, and a single UPVC door with surrounding UPVC double-glazed windows, providing access into the accommodation.

Inner Hallway

8'9" x 4'1" (2.69 x 1.25)

The inner hallway has carpeted flooring.

Kitchen

20'6" x 14'6" (6.25 x 4.42)

The kitchen has a range of fitted base and wall units with wooden worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven and microwave, an integrated gas hob, space for an undercounted fridge, space for a fridge freezer, tiled flooring, partially tiled walls, wooden beams to the ceiling, recessed spotlights, and an obscure internal window.

Diner

14'7" x 14'1" (4.46 x 4.31)

The diner has tiled flooring, two wall-mounted electric heaters, brick steps, a feature log burner, an internal window, a picture rail, wooden beams to the ceiling, recessed spotlights, access to the cellar, and double French doors leading out to the rear garden.

Living Room

15'0" x 11'4" (4.58 x 3.47)

The living room has carpeted flooring, two wall-mounted electric heaters, and open access into the conservatory.

Conservatory

12'11" x 6'6" (3.96 x 1.99)

The conservatory has carpeted flooring, UPVC double-glazed windows to the rear elevation, a polycarbonate roof, and double French doors leading out to the rear garden.

Left Hallway

11'1" x 9'8" (3.38 x 2.95)

The hallway has carpeted flooring, a wall-mounted electric heater, a picture rail, and wooden doors leading out to the side of the home.

Conservatory

17'3" x 13'4" (5.26 x 4.08)

The conservatory has carpeted flooring, a feature fireplace, exposed brick walls, and windows to the rear elevation.

Shower Room

8'11" x 6'5" (2.73 x 1.98)

The shower room has a low level flush W/C, a wall-mounted vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted electric handheld shower, partially tiled walls, a wall-mounted electric heater, and a double-glazed obscure window to the side elevation.

Utility Room

33'9" x 8'11" (10.29 x 2.74)

The utility room has a range of fitted base and wall units with rolled edge worktops, a sink, a wall-mounted electric heater, space and plumbing for a washing machine and washer dryer, storage cupboards, access to the loft, UPVC double-glazed windows, and a UPVC door providing side access.

Right Hallway

21'10" x 4'0" (6.67 x 1.22)

The hallway has tiled flooring, a UPVC double-glazed window to the front elevation, and a single UPVC door providing side access.

Dressing Room

7'0" x 5'7" (2.14 x 1.72)

The dressing room has tiled flooring, ample storage space, and access to the master bedroom.

Master Bedroom

13'7" x 9'0" (4.16 x 2.76)

The main bedroom has carpeted flooring, a wall-mounted electric heater, a double-glazed window to the side elevation, and a single door providing side access.

Bedroom Two

12'0" x 10'11" (3.67 x 3.35)

The second bedroom has carpeted flooring, a wall-mounted electric heater, fitted wardrobes and overhead cabinets, and a double-glazed window to the front elevation.

Bedroom Three

12'0" x 9'1" (3.67 x 2.79)

The third bedroom has carpeted flooring, a wall-mounted electric heater, and a double-glazed window to the front elevation.

Bedroom Four

12'1" x 9'1" (3.69 x 2.79)

The fourth bedroom has carpeted flooring, a wall-mounted electric heater, a double-glazed window to the front elevation, and a single door providing side access.

Bathroom

11'11" x 6'0" (3.65 x 1.83)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a wall-mounted electric heater, and a double-glazed obscure window to the side elevation.

BASEMENT LEVEL

Cellar

The cellar has tiled flooring, lighting, and ample storage space.

OUTSIDE

Front

To the front of the home is a driveway and a lawn.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, planted borders, and fence panelled boundaries.

Out-building

17'5" x 6'9" (5.33 x 2.06)

The outbuilding has tiled flooring and a sink.

Out building

16'11" x 9'7" (5.17 x 2.94)

The outbuilding has tiled flooring and a single-glazed window.

Out-building

9'9" x 5'8" (2.98 x 1.73)

The outbuilding has tiled flooring and a single-glazed window.

Out-building

9'9" x 7'0" (2.99 x 2.14)

The outbuilding has tiled flooring and a single-glazed window.

Out-building

12'5" x 8'5" (3.80 x 2.59)

The outbuilding has tiled flooring and a single-glazed window.

Out-building

10'1" x 7'0" (3.09 x 2.15)

The outbuilding has tiled flooring and a single-glazed window.

Out-building

9'6" x 7'0" (2.91 x 2.15)

The outbuilding has tiled flooring and a single-glazed window.

Workshop

29'3" x 10'6" (8.93 x 3.22)

The workshop has lighting and electricity.

Workshop

18'6" x 13'9" (5.65 x 4.21)

The workshop has lighting and electricity.

Workshop

13'9" x 10'2" (4.21 x 3.12)

The workshop has lighting and electricity.

Out-building

30'9" x 17'10" (9.39 x 5.44)

The out-building has tiled flooring and single glazed windows.

Out-building

38'10" x 33'6" (11.84 x 10.23)

The out-building has tiled flooring and single glazed windows.

Out-building

38'8" x 25'7" (11.81 x 7.82)

The out-building has tiled flooring and single glazed windows.

Out-building

38'8" x 16'4" (11.80 x 4.98)

The out-building has tiled flooring and single glazed windows.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed – Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is freehold.

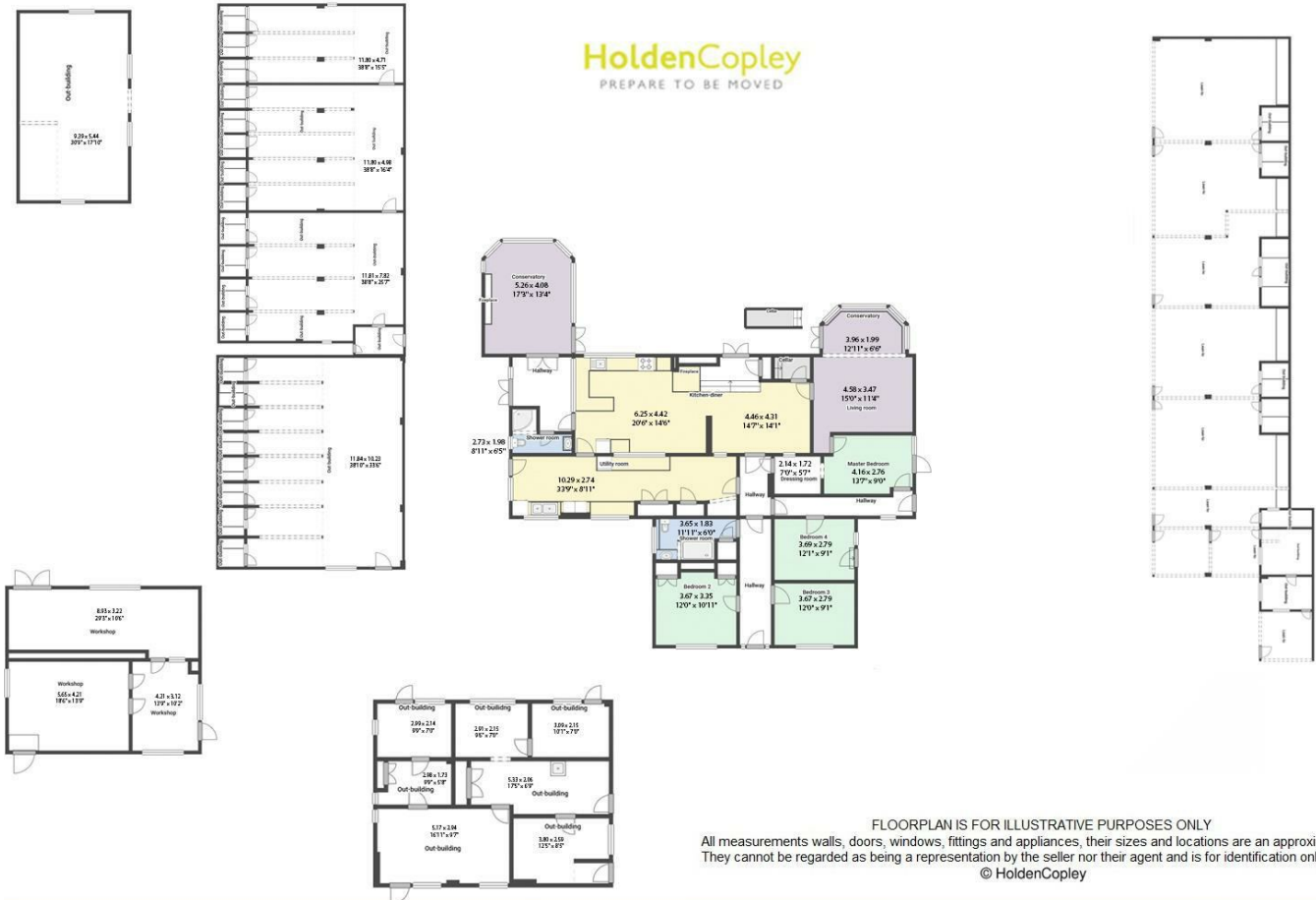
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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