



The Old Watermill | Mansfield Road | Edingley | NG22 8BG

4/5 Bedroom Detached House

+ 3 plots with Planning Permission Granted

£975,000

FENTON JONES

Key features

- Generous 5 bed period home + 3 plots with planning permission granted
- Building plot with permission for 2 bed dormer bungalow
- Commercial premises, previously rented out, with planning permission for conversion to 2 x 2 bed properties
- Double garage with office space & storage attached
- Stunning Victorian property, former Mill, filled with charm & character
- Situated in the thriving village of Edingley with busy farm shop, cafe, pub and village hall
- 1 mile away from Farnsfield and further amenities, shops & restaurants
- Minster school catchment
- For more information see Newark & Sherwood. Planning Permisson Ref No: 23/01041/FUL
- what3words: ///deeply.gong.user

Description

5 BED DETACHED HOUSE + 3 PLOTS WITH PLANNING PERMISSION GRANTED

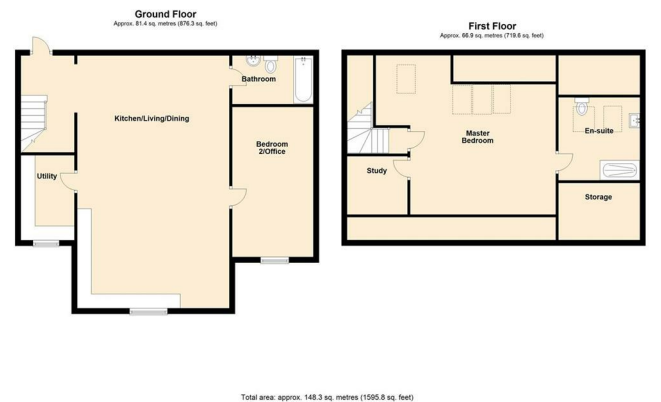
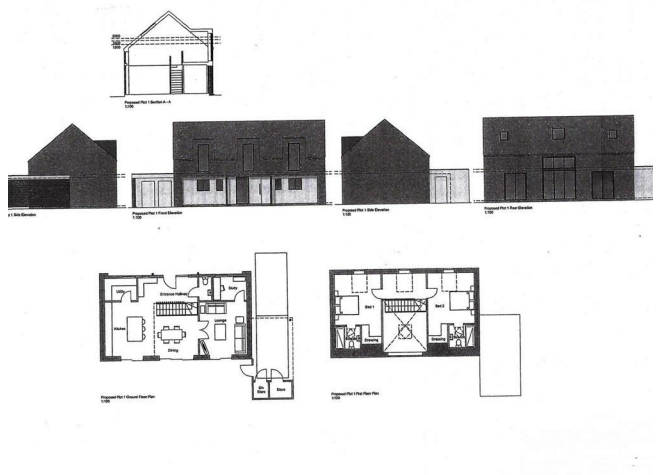
A parcel of land in the thriving village of Edingley that includes a gorgeous 5 bed Victorian former mill and 3 plots all with planning permission granted for 3 separate 2 bed properties.

The main house is packed with period charm and character and retains many authentic features including beautiful beamed ceilings, stunning wooden floors and even the original mill stone and wooden grain chute. Downstairs there is a homely farmhouse style kitchen with an exposed brick inglenook fireplace with inset log burner and a large family sized utility room. There is also an enchanting dining/living room space with exposed brick walls, period detailing and lovely views of the garden; as well as a study/fifth bedroom and downstairs washroom. Upstairs, off the galleried landing, is the theatrical sitting room with double height cathedral ceiling: yet another room with an abundance of warmth and character. There are also four double sized bedrooms, one with an ensuite, and a family bathroom.

Outside there is a double garage, with additional storage and office attached, offering the opportunity the create a great work from home space or could be used as a business location.

This unique property offers a number of development options with planning permission granted on 3 plots. Plot 1: a building plot with planning for a 2 bed dormer bungalow. Plot 2: conversion of an existing building to a 2 bed dwelling. Plot 3: conversion of an existing building to a 2 bed dwelling.

Alternatively this property would work as a family home and commercial premises, which could either be used by the owner or rented out as it was previously. Equally this home could be perfect for multigenerational living, with the building plot or outbuilding conversions offering further accommodation for extended family.



Main House

Kitchen 5.1m x 3.2m

The traditional wood panelled door opens into the farmhouse style country kitchen with windows looking out to the side and garden. The traditional beamed ceiling and exposed brick inglenook fireplace with a Morso cast iron log burner gives the kitchen a cosy feel. There are some quirky period details; the mantle over the fireplace is from an old galleon dating back to the 1800's. The kitchen has a laminate tiled floor and painted wooden cabinets with a laminate worktop. There is a freestanding oven with a four ring electric hob and a stainless steel sink with mixer tap. Door to the utility room and hallway.

Utility Room 2.4m x 3.2m

A good sized room with window to the rear of the property. Fitted with base cabinets with laminate worktop, stainless steel sink and space for a washer and dryer. The Worcester boiler is housed in this room.

Hallway 6.2m x 2m

A stunning hallway with open spoke wooden staircase and double height ceiling to the galleried landing above. There are some beautiful period details in this hallway with exposed brick walls and solid wooden floors. There is even the original mill stone wheel, which now forms part of the hallway floor, which is a lovely nod to the property's history.

Washroom 1m x 2.5m

With laminate wood effect flooring. Fitted with a sink and toilet.

Dining/Living Room 6m(max) x 5m(max)

Currently used as a dining room and downstairs living room, this beautiful room is filled with character. With solid wooden floors and a charming beamed ceiling which includes the original wooden grain shoot from the mill. The exposed brick walls bring a warming tone to the room and add further character. There are three windows which flood this room natural light and provide beautiful views over the garden.

Storage 1.1m x 5.7m

Door leading off the dining/living room through to the double height storage room, with porthole window looking out over the open countryside. There are stairs down to the lower level and a ramp up to the higher level.

Study/Bedroom 5.2.1m x 4.2m

A double sized bedroom which would also work well as a study. With a window to the rear of the house overlooking the countryside.

Stairs to First Floor & Landing 4.8m x 3.9m

A lovely open galleried landing with three windows looking out to the rear of the property and doors leading off to the sitting room and bedrooms.

Sitting Room 7.3m x 4.6m

Such an impressive and unique room! The theatrical cathedral ceiling creates a gorgeous feeling of height and space in this room, with it's porthole window filtering light from the apex, whilst the abundance of exposed beams adds texture and warmth. The room is centred around a one of a kind brick chimney with inset wood store and shelf detail, solid wooden mantle and a working open fire. Another quirky touch to this room is the original grain chute, which sits at the far end of the room beneath the window looking out over the garden.

Bedroom 1.4m x 3.1m

Step up into the master bedroom with a window with open views over the countryside. Door through to ensuite (1.6m x 2.4m) fitted with large walk in shower with rainfall and handheld shower. In built vanity unit with sink and storage and WC. Large heated towel rail and frosted window to the side.







Bedroom 2 3.2m x 4m

Double bedroom with window to the side and loft access.

Bathroom 1.7m x 4m(max)

Traditional floor standing sink and ceramic bath with brass taps. Inset shower cubicle with white and grey flecked mermaid boards. Frosted window.

Bedroom 3 2.7m x 3.3m

Double bedroom with 2 windows to the side and part beamed ceiling. Loft access.

Bedroom 4 2.8m x 2.5m

Double bedroom currently used as a dressing room. Window to the front.

Garage 4.7m x 5.5m

The double garage has been used for storage but the 2 doors could easily be reinstated. There is a doorway from the garage to the porch.

Office 2.9m x 2.6m

This is currently accessed by a door in the rear courtyard. There is a window as well as a double cupboard.

Outside Storage & WC

There is further storage to the far side of the garage as well as a WC.

Garden & Frontage

A house has a traditional brick built facade with attractive detailing to the front and roof line. The driveway wraps around the side of the property to the double garage and front where there is parking for several vehicles. In addition, there is a side door with a brick porch that is approached via brick steps. Next to this is a raised brick patio with room for a bistro table and chairs. There is a south west facing lawn which is bordered by established trees and bushes and a pathway up to the flagstone steps leading to the original front door. There is gated access to the side and rear of the house. The oil tank is behind a fence in the garden.

Services and other information

The property is on mains electric and water and oil heating. The windows are double glazed.

Development Plots

Plot 1

Building plot with planning permission granted for a 2 bedroom dormer bungalow.

Plot 2

Existing building with planning permission granted to convert to a 2 bedroom dwelling

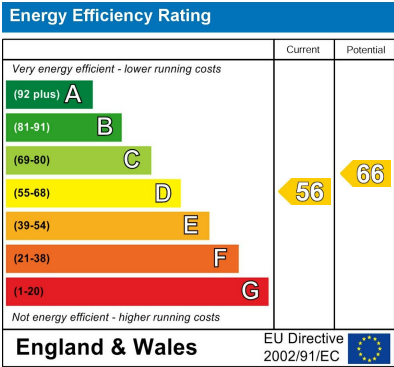
Plot 3

Existing building with planning permission granted to convert to a 2 bedroom dwelling

Floor plans - Main House



Total area: approx. 203.8 sq. metres (2193.2 sq. feet)



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