



**The Clock Tower Berry Hill Lane
Mansfield, Nottinghamshire NG18 4FS
Offers Over £350,000**

- THE CLOCK TOWER – A TWO DOUBLE BEDROOMED CARRIAGE HOUSE, DATING BACK TO CIRCA 1730
- RESTORED AND UPGRADED TO OFFER, MODERN CONTEMPORARY LIVING, COMBINED WITH HISTORICAL SIGNIFICANCE
- KOI POND TO THE OUTSIDE WHICH, UNIQUELY, CONTINUES INTO THE PROPERTY, WITH 'WALK OVER' SAFETY GLASS
- A CENTRAL, SPIRAL STAIRCASE DIVIDES THIS ROOM, WITH A HIGH QUALITY, FULLY FITTED KITCHEN TO THE OTHER SIDE
- THE TWO DOUBLE BEDROOMS BOTH HAVE DRESSING ROOMS AND ENSUITE BATHROOM AND SHOWER ROOM
- AN IMPOSING, GRADE II LISTED PROPERTY, SET WITHIN THE GROUNDS OF BERRY HILL HALL
- THE SPACIOUS ACCOMMODATION INCLUDES GAS CENTRAL HEATING AND SASH TIMBER FRAMED, DOUBLE GLAZED UNITS
- OPEN PLAN, GROUND FLOOR LIVING WITH THE LOUNGE AREA FEATURING, NOT ONLY THE POND BUT 'WATERFALLS'
- THE ENTRANCE AREA THEN HAS A CONCEALED GROUND FLOOR CLOAKROOM AND STORAGE CUPBOARD
- ABOVE THE LANDING IS A GLASS MEZZANINE FLOOR, PROVING ACCESS TO THE CLOCK TOWER ABOVE

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Mansfield on the A60 Nottingham Road. At the traffic lights on the outskirts on the town, turn left onto Berry Hill Lane. Continue straight on at the mini roundabout and the entrance to Berry Hill Hall is then on the right-hand side. The Clock Tower is then immediately on the right.

ACCOMMODATION COMPRISES

ENTRANCE AREA

Accessed via half glazed front door and, initially, there is nothing more to see. However, there is a concealed cloakroom and built in storage facilities with utilities.

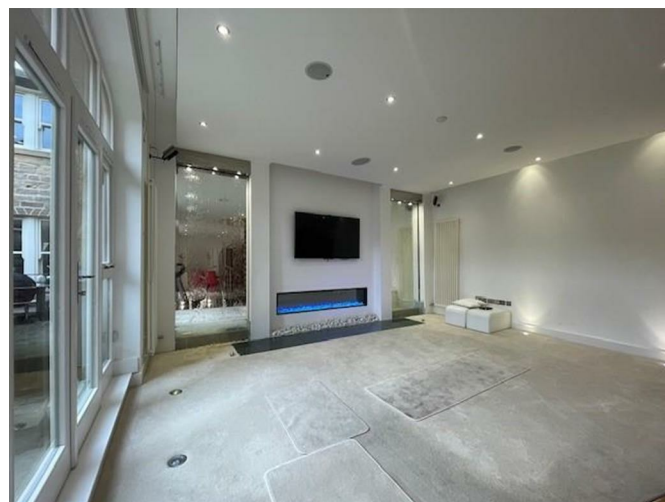
CLOAKROOM

Having floor to ceiling travertine tiling. With low level WC and glass wash basin.

OPEN PLAN LOUNGE/DINING AREA & KITCHEN

35'4 x 18'4 (10.77m x 5.59m)

A simply stunning ground floor, being unique in every way. To the left-hand side is the living area. The Koi pond from outside runs underneath the floor, with a glass topped stream running underneath the wall mounted television. Filtration systems ensure that the water can always be clear. In addition to this feature, waterfalls run down from either side of the television wall, plus full width living flame fire. French doors provide access to the communal grounds. Upright radiators, surround sound system, downlighters and uplighters from the floor. A central, spiral staircase splits the room, with the dining area and kitchen to the right.



The dining area has additional door to the grounds, upright radiator, wood flooring with underfloor heating and the dining table and six chairs are also to be included.

The kitchen is fully fitted and includes a range of high gloss base and eye level units of glass, which have also been wrapped. The work surfaces are travertine and there are twin, circular sink units. Appliances included are the built-in oven, microwave, separate induction hob and extractor. Washer/dryer, dishwasher, and American style fridge/freezer. Tiled flooring, downlighters, surround sound and shelved storage unit.



FIRST FLOOR

LANDING/STUDY AREA

with a fitted wall ladder providing access to the glass mezzanine floor above. Then above this is access to the Clock Tower itself – quite outstanding.



BEDROOM ONE

14'6 x 12'3 (4.42m x 3.73m)

Including the four-poster bed, drawer units and bedside cabinets. Timber, double glazed sash windows, radiator, and surround sound speakers. Walk in dressing room with a range of fitments.





EN SUITE BATHROOM

Floor to ceiling travertine tiling. Sunken bath (you can even watch TV !), separate shower cubicle, wash hand basin and WC.



BEDROOM TWO

13'6 x 12'1 (4.11m x 3.68m)

Freestanding bedside cabinets and fitted drawers. Timber framed, double glazed sash windows, radiator, surround sound and downlighters. Cupboard housing the hot water cylinder. Walk in dressing area with hanging and shelving.



EN SUITE SHOWER ROOM

Fully tiled and including shower cubicle, circular, wall mounted sink unit and WC. Chrome radiator, downlighters and extractor fan.



OUTSIDE

The Clock Tower also benefits from having an allocated parking space in the underground car park. Communal grounds are maintained as part of the management agreement, with residents all paying a service charge (further details on request). Properties within this prestigious development are leasehold and, in this particular case, this is for a term of 999 years from 1st January 2006 and commencing on the 12th December 2018.





The property is in council tax band E (Mansfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5762/14.02.2025

