

WARSOP COTTAGE FARM Carter Lane, Warsop Vale, Mansfield, Nottinghamshire NG20 8XA Price Guide £895,000



- Detached Three-Storey Stone Farmhouse with Six Bedrooms
 - Impressive and Spacious Lifestyle Property
- Delightful Gardens ● Former Stable Block ● Paddock Grazing
 - Rural Location with Open Views ● Just Under 5 Acres In All
 - No Upward Chain

REF AR7597

RURAL SCENE
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GENERAL AND SITUATION

Approximate Distances:

Shirebrook 1.5 miles • Warsop 4 miles • Mansfield 6 miles
Ollerton 10 miles • Newark 24 miles • Nottingham 28 miles • Derby 30 miles

A delightful three-storey, six bedroom detached farmhouse, set in just under five acres of gardens and paddock land with former stable block, in a lovely rural location with open views.

This substantial and impressive stone-built property dates back to the 17th century and comprises c.3,500 sq ft of flexible accommodation. Renovated and sympathetically remodelled by the current vendors, the property retains a wealth of original features throughout, and is now offered for sale due to a down-size, with no upward chain.

The property is set approx. 1/2 mile along an unmade single trackway, and is surrounded by fields and farmland, offering a good degree of privacy and a wonderful outlook, yet there is easy access to the regional centres of Mansfield, Derby and Nottingham, via the A6838 and the A617, and easy access onto the M1 motorway. A nearby train station providing good local rail links.

Warsop Vale is a former mining village in a picturesque area of Nottinghamshire known as The Dukeries. Clumber Park, Thoresby Park and Wilford Park. For equestrian enthusiasts there is direct out-riding onto tracks and bridleways with access to Sherwood Forest. There is a good range of local amenities and shops both in Warsop and Shirebrook, with an extended range of facilities just a short bus or car drive away in Mansfield and Ollerton.



THE RESIDENCE

A well-presented six bedroom, stone-built farmhouse, set over three floors with LPG central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Entering via the sunny **Garden Room** through double uPVC doors, there are windows to two sides, tiled flooring and a door to the **Utility Room** which has single drainer sink, wall and base units, plumbing for washing, space for a fridge freezer and tiled flooring. Off the **Utility** is a **Shower Room** with electric shower in cubicle, wash hand basin and WC, tiled walls and flooring and a heated towel rail.

A set of double doors from the **Garden Room** lead on through to the **Kitchen** which is fitted with a comprehensive range of oak shaker style wall and base cabinets with granite worktops, including central island, inset Belfast sink with mixer tap, integrated fridge and dishwasher, LPG Stoves range cooker (available by negotiation). A fireplace houses a logburner and there is tiled flooring.

The **Lounge** is a bright and comfortable room with a stunning stone feature fireplace with multi-fuel stove on a stone hearth, ceiling beams and wooden flooring. French doors lead out to a south-facing, Indian sandstone **Patio Area**.

Off the **Lounge** is a cosy **Snug** with a further set of French doors onto the **Patio**, and an **Inner Lobby** which gives access to the **Dining Room**, again with a feature fireplace with inset multi-fuel stove and beams to ceiling.





Accessed from both the **Dining Room** and the **Snug**, the original **Entrance Hallway** has an impressive, wide staircase with twin handrails, rising to the **First Floor**, it leads into the large timber frame **Conservatory**, a huge entertaining space with double doors out to the **Garden**.

To the **First Floor**, the **Landing** gives access to a beautiful **Principal Bedroom Suite** with double doors to a Juliette balcony taking in the stunning views, a fitted walk-in wardrobe, and stunning and contemporary **Ensuite** with walk-in shower, double basins and WC.

There are **Two Further Good-Sized Double Bedrooms** on this floor, one of which has an **Ensuite**; and a **Family Bathroom** with a free-standing bath, walk-in shower, wash hand basin and WC. A Useful **Walk-in Loft Space** is fully boarded for storage and houses the two hot water cylinders.



A door from the **Landing** opens onto a staircase to the **Second Floor**, which has wonderful far-reaching views from all aspects. The **Landing** has a **Seating/Reading Area** and gives access to **Three Further Bedrooms**, one of which has an **Ensuite Shower Room**, a **Study/Craft/Storage Room** (there is no window to this room), and a **Second Family Bathroom** with a bath, shower enclosure, wash hand basin, WC and heated towel rail.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached along approx. ½ mile of single lane, unmade track which leads through double wrought iron gates into a substantial **Entrance Yard** with generous parking.

Formal Gardens to the front of the property are mainly laid to lawn, complemented by fruit trees and a **Generous Indian Sandstone Patio Entertaining Area** which extends to the full width of the house, wrapping around to the side and incorporating a **Raised Koi Pond** and **Timber Decking Area**.

To the side there is a **Stone Outhouse/Laundry** with a sink, WC and plumbing for a washing machine.

Attached there is a substantial brick and stone built **Stable Block** with high pitch roof comprising **Three Stables** plus a **Tack Room** set on a concrete yard.

Nb. Planning Ref 2013/0394/NT details a previous planning permission now lapsed, for the conversion of this outbuilding to a two-storey, two bedroom guest/annexe accommodation.

To the side there is a **Former Manège Area** with post and rail fencing, grassed over surface.

Farm gates give access to the **Paddock Grazing Land** which is mainly level with mature hedging to the boundaries.

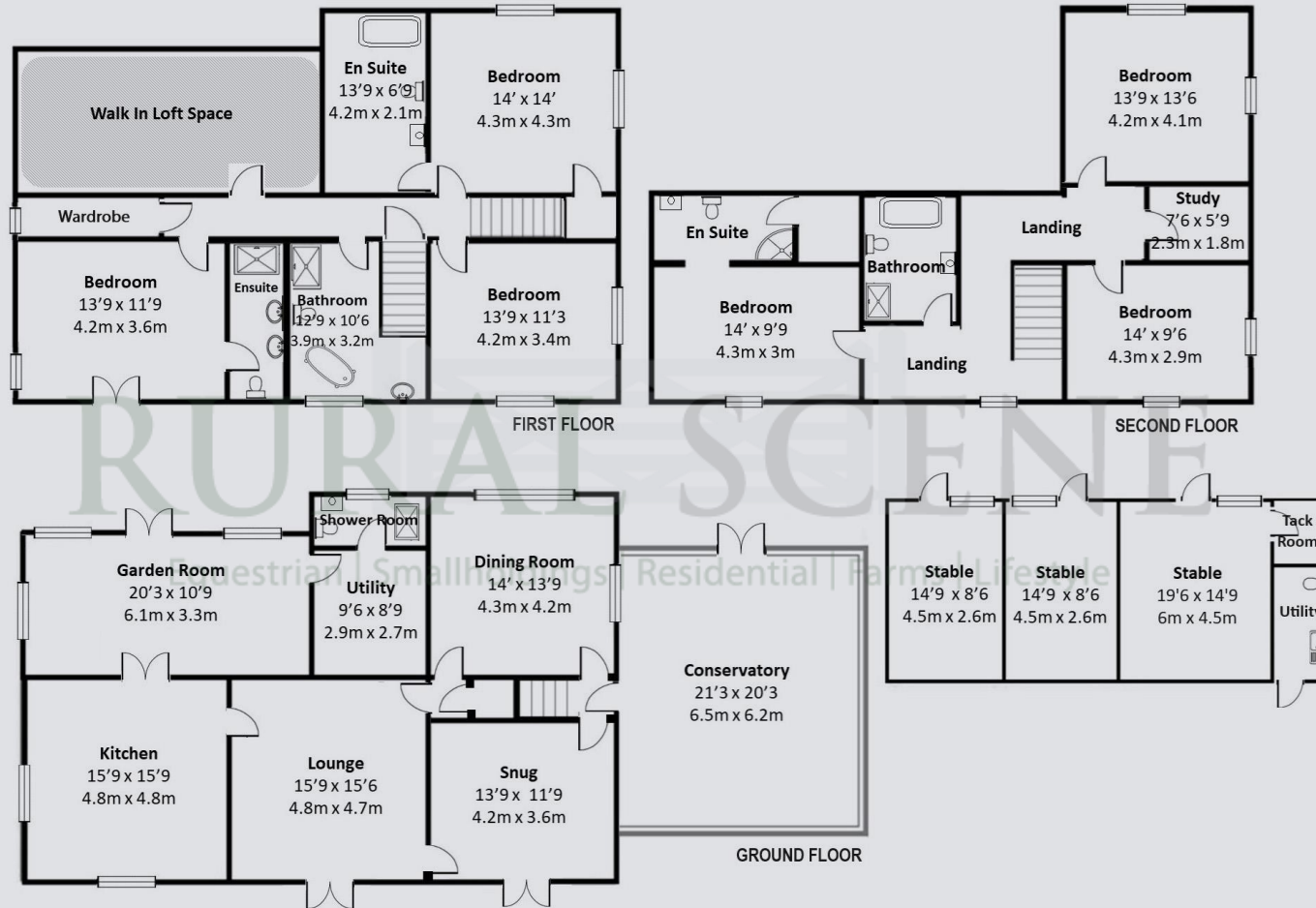


IN ALL JUST UNDER 5 ACRES
(About 2 Hectares)

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

MANSFIELD DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** D

DIRECTIONS

From Mansfield, head north towards Warsop on the A60 Woodhouse Road, this road then becomes Leeming Lane North. After approx. 4 ½ miles turn left onto Sookholme Road and continue; this road then becomes Carter Lane. After approx. ½ mile, at the sharp left-hand bend, turn right onto the single-track lane. Continue along this lane, over the railway line, and the property will be found at the far end. There is No For Sale board.

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Rural Scene have visited **WARSOP COTTAGE FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

