



Shipton Hill Farm Mansfield Road  
Underwood NG16 5FH

£695,000



## Shipton Hill Farm Mansfield Underwood NG16 5FH

This delightful detached circa 1922 Farmhouse, originally part of the Felley Priory Estate offers a perfect blend of traditional character and modern living. Shipton Hill Farmhouse is set in approx, one acre of gardens and is a four-bedroom family residence, Properties in this area are rare visitors to the open market and early viewing is advised to avoid disappointment. Set within 1 miles of junction 27 of the M1, and easily commutable to the cities of Nottingham and Derby as well as the market towns of Mansfield and Chesterfield.

In brief the property comprises of entrance hall, bright & airy lounge, dining room, kitchen with utility room, four bedrooms, upstairs wc and downstairs family bathroom. Outside the property stands on an extremely large plot with stunning countryside views which can only be appreciated when experienced.

The property offers a large driveway for several vehicles and a brick outbuilding.

This farmhouse is not just a home it is a place where memories can be made. With its appealing features and prime location, it presents a fantastic opportunity for those looking to embrace a tranquil lifestyle in Underwood. Do not miss the chance to make this delightful Farmhouse your own.





### Entrance Hallway

13'0" x 5'11" (3.96m x 1.80m)

Double glazed door to the front elevation, doors off, stairs to first floor, radiator & fitted carpet.

### Lounge

20'10" x 12'4" (6.35m x 3.76m)

Double glazed window to the front elevation & double glazed French doors to the rear, open fire with cast iron tiled fire surround & wooden mantle, TV point, two radiators & fitted carpet.

### Dining Room

14'0" x 12'6" (4.27m x 3.81m)

Double glazed window to the front elevation, stone fireplace & hearth with open fire, door to kitchen, radiator & fitted carpet.



### Kitchen

14'0" x 7'10" (4.27m x 2.39m)

Double glazed window to the rear elevation, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, free standing cooker with extractor fan, space for dishwasher, washing machine & fridge, radiator & laminate flooring, wooden barn door leads to:

### Utility Room

7'0" x 6'5" (2.13m x 1.96m)

Double glazed window to the rear elevation, double glazed door to the side elevation, laminate worktops, space for tumble dryer, fridge & freezer & tiled flooring.



### Downstairs Bathroom

7'9" x 5'10" (2.36m x 1.78m)

Frosted double glazed window to the rear elevation, panelled bath with hair shower attachment, low flush WC, wash hand basin, under stairs storage cupboard, radiator, fully tiled walls & laminate flooring.

### First Floor Landing

Double glazed window to the front elevation, doors off to all rooms & fitted carpet.

### Bedroom One

13'10" x 12'4" (4.22m x 3.76m)

Double glazed window to the front elevation with views over the front garden, radiator & fitted carpet,

### Bedroom Two

12'4" x 12'4" (3.76m x 3.76m)

Double glazed window to the front elevation with views, radiator & fitted carpet.





### Bedroom Three

12'4" x 7'1" (3.76m x 2.16m)

Double glazed window to the rear elevation with stunning countryside views, radiator & fitted carpet.

### Bedroom Four

13'11" x 7'10" (4.24m x 2.39m)

Double glazed window to the rear elevation, storage cupboard, radiator & fitted carpet.

### First Floor WC

5'11" x 4'3" (1.80m x 1.30m)

Frosted double glazed window to the rear elevation, low flush WC, vanity wash hand basin & radiator.



### Outside

#### Wrap Around Gardens

The stunning front gardens offer manicured lawns, surrounded by privacy hedgerows and large driveway for several vehicles with turn around space as well as a useful brick built outbuilding. A feature archway in the hedgerow leads to the side of the property where you will find the oil tank and boiler, follow the lawn around and you will come to an orchard with a verity of fruit trees.

There are extensive lawns to the rear and well-stocked borders to all sides featuring a variety of mature plants, shrubs and trees with stunning countryside views beyond.

Soak up the sunshine at the rear of the property the with views out over this beautiful plot, wrapping around the home to three sides.

Bursting with wildlife, this stunning garden would make the perfect place to for the family to grow up in, or for the green fingered enthusiast to enjoy the peace and tranquility.

### Council Tax Band

Local Authority is Ashfield, Council Tax Band D

### NB

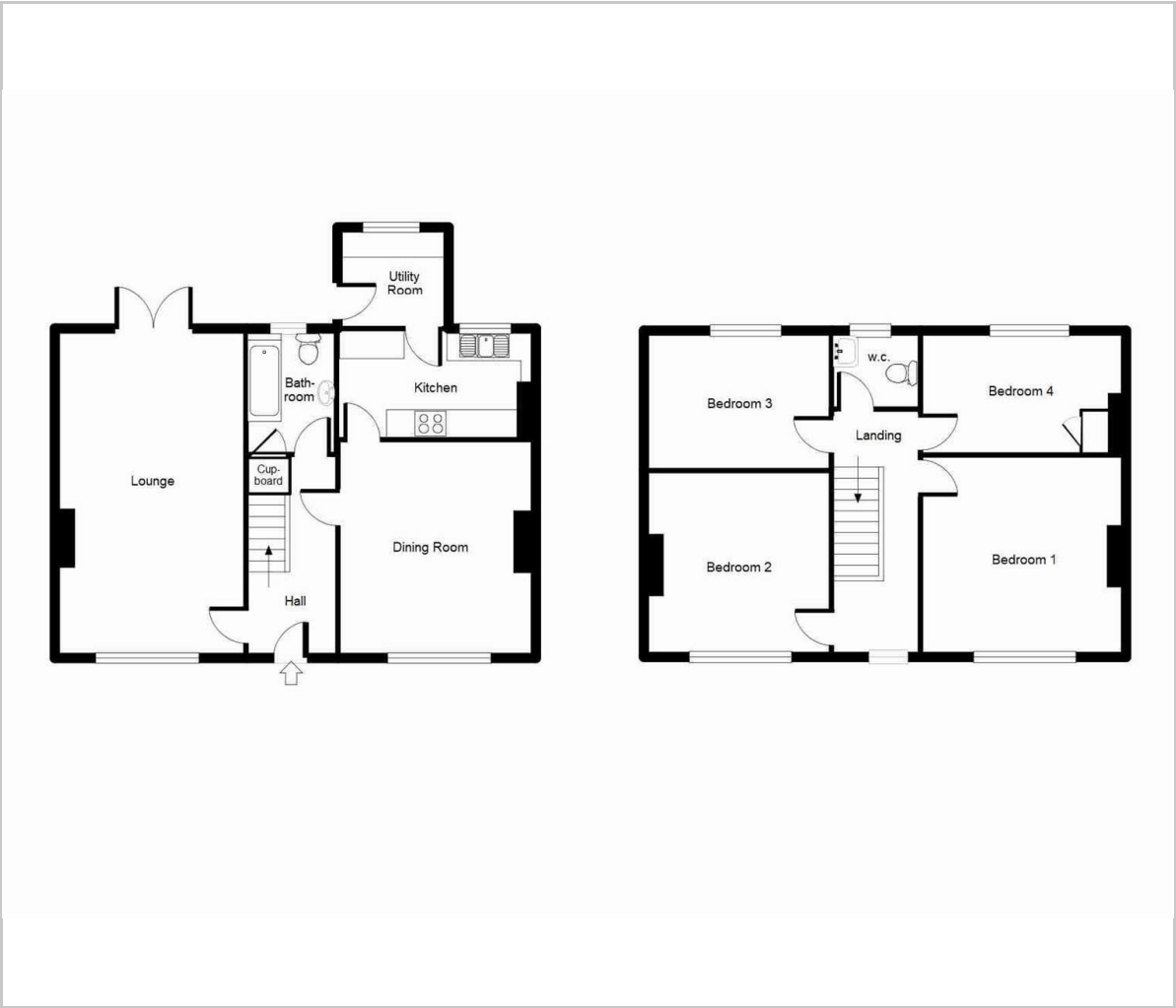
Please note this property has Oil fired central heating system and has a septic tank.







Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

