



Hangar Hill, Whitwell, Worksop, Nottinghamshire S80 4UH

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Offers In The Region Of  
£240,000

PINEWOOD





**Hangar Hill  
Whitwell  
Worksop  
Nottinghamshire  
S80 4UH**



**Offers In The Region**

**2 bedrooms  
2 bathrooms  
1 receptions**

- 2 Bedroom Barn Conversion
- Modern High-Gloss Kitchen
- Open-Plan Living & Dining
  - Bright & Inviting Lounge
  - Characterful Bedrooms
- Luxury En-Suite Shower & Bathroom
  - Practical Landing Space
  - Ample Off-Road Parking
    - Freehold
    - Council Tax Band





Offered with No Chain... Nestled in the charming village of Whitwell, Worksop, this exquisite barn conversion on Hangar Hill offers a unique blend of historical character and modern living. Originally built in 1890, this fully refurbished property has been thoughtfully designed to provide a comfortable and stylish home, perfect for those seeking a tranquil lifestyle.

Upon entering, you are greeted by a modern fitted kitchen / diner that seamlessly flows into an open-plan spacious reception room. This layout is ideal for entertaining guests or enjoying family time. The ground floor utility room adds convenience, ensuring that daily chores are easily managed.

The property boasts two well-appointed bedrooms, each featuring its own En-suite bathroom or shower room, providing privacy and comfort for residents and guests alike. The inclusion of underfloor heating on the ground floor ensures a warm and inviting atmosphere, making it a delightful retreat during the colder months.

Offered with no chain, this barn conversion presents an excellent opportunity for buyers looking to move in without delay. The combination of contemporary amenities and the charm of a historical building makes this property a rare find in the market.

Whether you are a first-time buyer, a downsizer, or seeking a weekend getaway, this stunning barn conversion is sure to impress. Do not miss the chance to make this exceptional property your new home.

#### Front Exterior

A block-paved driveway provides off-road parking for two vehicles.

#### Kitchen / Diner

19'5" x 13'3" (5.93 x 4.05)

A stunning, modern kitchen fitted with high-gloss door and drawer fronts, complemented by a sleek slate-effect worktop. Integrated appliances include a hob with a stylish glass splashback, oven, microwave, fridge, freezer and dishwasher. The engineered drainer and square sink with a swan-neck mixer tap give a practical feel, while a large UPVC window to the front aspect allows for ample natural light. The kitchen benefits from a breakfast bar, lantern downlights, and brushed metal plug and light sockets. Additional features include an extractor fan above the hob, pull-out ladder drawers and pan drawers. There is also under-counter space for a washing machine. Flowing seamlessly from the kitchen, the dining area offers a modern and spacious setting with underfloor heating, a wall-mounted thermostat, and open-plan access to the lounge.

#### Lounge

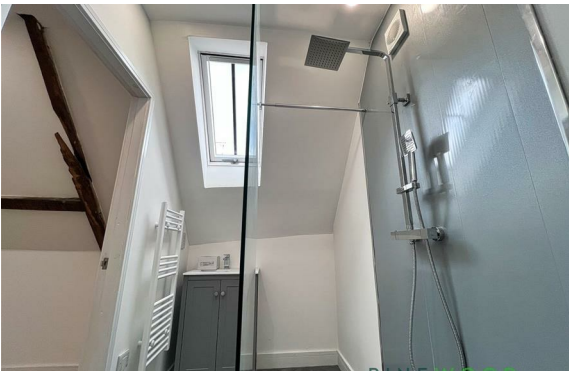
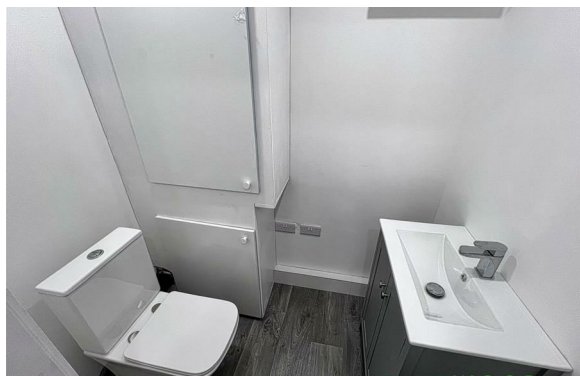
15'1" x 13'3" (4.61 x 4.05)

A bright and inviting space with laminate flooring, a large UPVC window, downlights, and convenient storage under the stairs. The open-plan layout enhances the sense of space and natural light.

#### Utility Room

5'11" x 6'0" (1.81 x 1.83)

Just off the entrance hall with the same furniture and worktop as the main kitchen.



GROUND FLOOR  
50.5 sq.m. (543 sq.ft.) approx.

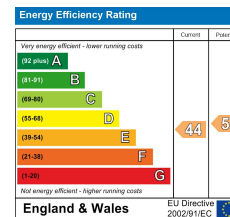


1ST FLOOR  
35.6 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA : 86.1 sq.m. (927 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## WC

5'11" x 3'11" (1.81 x 1.20)  
Having a WC, wash basin and boiler.

## Landing

9'5" x 9'8" (2.88 x 2.97)

Reducing to (1.96) Carpeted throughout, featuring an open spindle and balustrade. At the top of the landing, two Velux windows provide natural light, and built-in plug sockets make it a functional space, ideal for a small office area.

## Bedroom One

9'8" x 13'1" (2.97 x 4.0)

A characterful double bedroom with a Velux window, exposed original barn beams, and a newly fitted carpet. The oak veneer doors add a stylish finish.

## En-Suite Shower Room

4'10" x 9'8" (1.49 x 2.97)

Accessed from Bedroom One, the En-suite features a walk-in shower with a glass screen, a vanity-style sink unit, a low-flush water closet, vinyl flooring, a towel radiator, and a Velux window.

## Bedroom Two

11'0" x 9'8" (3.37 x 2.97)

Reducing to (2.45) Located at the opposite end of the property, this generously sized double bedroom boasts exposed beams, a Velux window, fitted carpet, and oak-finished doors, maintaining the rustic charm throughout.

## Family Bathroom

A luxurious and stylish space, featuring a freestanding double ended bath with a freestanding mixer tap set. Additional highlights include a vanity-style sink unit, a close-coupled water closet, vinyl flooring, and a Velux window.

## Other Information

Total refurbishment, new roof, new walls, new windows, new floor and heating.  
Cavity Wall insulation  
Ground floor under floor heating  
E Boiler in Ground Floor WC

## Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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