



THE
FARMHOUSE
RUSHLEY MANOR

SECLUDED SERENITY

Combining convenient city access with blissful rural refuge, step inside the welcoming embrace of The Farmhouse, a characterful Georgian family home, nestled within the esteemed Rushley Manor private development, and mere moments from the bustling market town of Mansfield and its wealth of amenities.

Pull through the pillared entrance and along the lengthy, tree lined gravel driveway to leave the wider world behind.

Ample parking is available here, with plenty of space for a classic car or two beneath the car port and room for a caravan and motorhome alongside. There is sheltered parking available within the stone-built garage block, currently used for storage. The garage block served with power, water and mains drainage and the carport served by power.





GEORGIAN CHARM

Immediately sense the seclusion and privacy The Farmhouse provides, encircled by a leafy muffler of lawn and mature trees. All set in an acre of verdant grounds with far reaching rural panoramas.

A cherished home whose tranquility and charisma run throughout its spacious, beautifully restored and renovated rooms. The Farmhouse is instantly captivating, its façade the epitome of Georgian balance and symmetry, fashioned from the finest Mansfield sandstone, sourced from local quarries.

Lovingly maintained and respectfully redeveloped by the current owners in 2001, original period features mingle with contemporary upgrades in a home that transcends the eras, blending character and comfort for all the family.





Cosily carpeted underfoot, the sitting room is a light and inviting space with impressive original panelling. Tall sash windows frame fantastic views out over the garden and driveway.

Dressed in earthy, warm tones this room is a cosy gathering space for all the family, with ample space to entertain. Infusing warmth, a modern log-burning stove is nestled within the chimney breast. High skirting boards and the picture rail that skirts the walls accompany the overhead beams in instilling character.



A WARM WELCOME

Make your way in, stepping through the porch and into the entrance hall, where light streams through the Gothic windows and practical ceramic tiles line the floor.

A bright and inviting space whose high ceiling sets the scene for the airiness that abounds throughout The Farmhouse, from the entrance hall make your way through into the sitting room on the right.





FINE DINING

To the left of the entrance hall, oak flooring flows out underfoot in the dining room where light streams in through the impressive sash windows, framing scenic views out to the glorious gardens.

Refreshing shades of duck egg blue dress the walls, edged with original picture rails. A period fireplace houses an open fire, instilling the room with cheery warmth on winter evenings. Glance up to see the ancient beams, now whitewashed to amplify the light.

A MODERN FAMILY KITCHEN

A well-connected home with easy flow, the kitchen is accessible from both the dining room and entrance hallway and emanates farmhouse character with its original quarry tiled flooring. Balancing tradition with modernity, this kitchen newly installed in 2022, blends farmhouse comforts with contemporary convenience featuring ample storage available within the range of forest green and light oak cabinets and drawers.



Harmonising with the colour scheme, the Stoves cooker with gas hob and electric oven is a toasty focal point and draw for all the family on crisp winter mornings.

Natural wood toned worktops at the central island with breakfast bar seating available illuminated by the elegant glass pendant lighting above. Marble worktops feature to the surrounding sides. Further appliances include a Whirlpool dishwasher, Zanussi fridge-freezer, and CDA wine cooler.



PEACEFUL PLACES

Flow on to access a convenient downstairs shower room furnished with wash basin and WC. A versatile space with plenty of storage, this room also serves as a utility room with abundant cabinets and plumbing for a washer-dryer, making this a practical space when returning home from muddy dog walks or bike rides.

Continue to a peaceful room at the rear of the home, currently used as an office. Original stone flooring evokes the home's heritage, while calming views can be enjoyed through the window to the side garden.

From the entrance hallway, access the large, spacious vaulted cellar down the original stone steps. Dry and well-lit by windows, this exposed brick cellar has potential to become a fantastic wine cellar or cinema room.



REST & REFRESH

Ascending the stairs to the first-floor landing, light flows in through a window overlooking the front as you make your way through to the master bedroom.

A peaceful haven, drenched in light from the large sash windows to the front and side, this spacious and carpeted bedroom has plenty of room for all your furniture. The walk-in wardrobe is fully furnished with shelving, hanging and drawer space for all your season's outfits, with access also to a private shower room en-suite.





SOAK & SLEEP

Bedroom two provides plenty of space for guests to relax and unwind, carpeted and filled with light from the sash window overlooking the front. An original fireplace provides character and warmth. A wealth of fitted wardrobes are available for storage.

Along the landing to the rear, step up to the family bathroom, elegant vinyl tiled effect flooring underfoot with ceramic tiles to the lower walls. Spacious and serene, a freestanding bath comes with showerhead attachment and there is also a large separate shower cubicle available.



ROOM FOR THE FAMILY

Phenomenal panoramas over the countryside await on the second floor of The Farmhouse, where three further bedrooms to be found. A landing to the right provides access to two bedrooms, spacious and bright, with plenty of space for double beds and wardrobes.

The third bedroom on this floor, to the left of the stairs, is a serene and spacious double bedroom, the final of the five doubles with enchanting views out over the countryside.





STEP OUTSIDE

Outside, the verdant gardens serve as an extension to the main entertaining space of the home. Low maintenance borders surround the lawns, with patio and decking available for barbecues and sundowners.

The paddock, served by its own water supply, could be ideal for those wishing to keep ponies or for equestrian purposes.

The outbuildings offer such diverse versatility and possibilities perhaps for use as office space for those working from home, as workshops for classic car lovers or subject to the relevant permissions, potential for annex accommodation for dependent relatives.

OUT & ABOUT

Rushley Manor, an exclusive redevelopment of Georgian farm buildings, is rural, but not remote. An idyllic haven, The Farmhouse retains convenient links to nearby towns and cities, just a stone's throw away from the bustling market town of Mansfield.

Embrace the outdoors with so much to see and explore nearby. Step outside and embark on leisurely strolls beneath the ancient boughs of Thieves Wood or Harlow Wood. For a day of family fun, within ten miles you can reach the sprawling parkland of Sherwood Forest or Rufford Abbey Country Park, perfect for family picnics and activities.

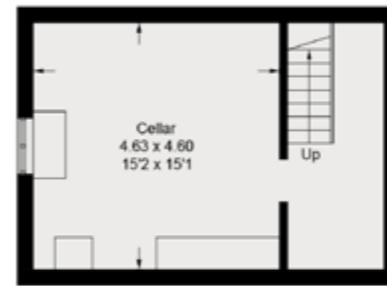
For a taste of the urban life, treat yourself and your loved ones to a night at the movies, at the nearby Odeon cinema.

Dine out at The Larch Farm or The Hutt in Ravenshead or satisfy your culinary cravings at the popular Italian eateries of Il Rosso and Ciao Bella in Mansfield. In the heart of Mansfield town centre, discover a vibrant hub brimming with shops, cafés, theatres, and leisure facilities. Stock up on groceries at the nearby Sainsbury's.

Families are well placed close to great local schools including West Nottingham College and High Oakham School.

For commuters, Mansfield Railway Station offers seamless access to Nottingham and Worksop, while Chesterfield and Nottingham are just a short distance away. With the M1 motorway easily accessible at Junctions 27, 28 and 29, travel to nearby destinations is convenient and efficient.

With its spacious layout and scope for further expansion of the outbuildings and grounds, The Farmhouse, Rushley Manor offers an idyllic setting for families to create lasting memories. Embrace the charm of country living, whilst retaining convenient connections to the city at The Farmhouse, Rushley Manor, a characterful forever home.



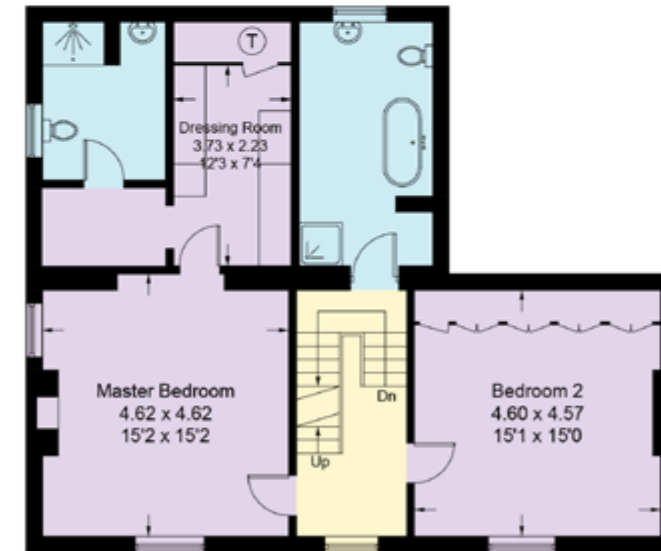
Cellar



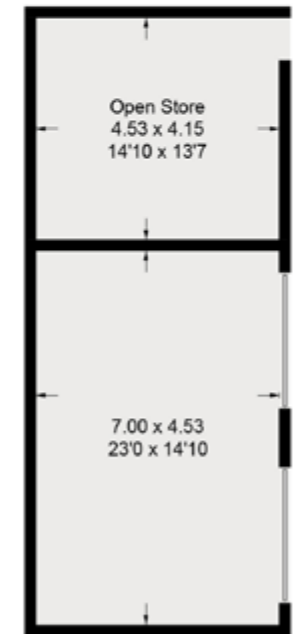
Ground Floor



Second Floor



First Floor

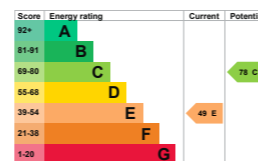


Outbuilding
(Not Shown In Actual Location / Orientation)

FLOOR PLAN

Approximate Gross Internal Area = 299 sq m / 3222 sq ft. Outbuilding = 53 sq m / 568 sq ft.

Total = 352 sq m / 3790 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



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