



**Fishpond Hill Farm, Brick Kiln Lane, Mansfield,
Nottinghamshire, NG19 6LU**

No Chain £480,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Detached House
- In Need of Renovation & Refurbishment
- 4 Bedrooms, En Suite & Bathroom
- Lounge & x3 Vaulted Conservatories
- Substantial Plot (1.6 Acres)
- Individually Designed & Built (1980s)
- Split Level Accommodation: 2,827 Sq Ft
- Kitchen/Diner & Utility
- South Facing with Large Lake
- Integral Double Garage

A rather interesting opportunity has arisen to purchase this unique and substantial, split level, four bedroom detached house, set in 1.6 acres or thereabouts with a large lake.

Fishpond Hill Farm was individually designed and built in the 1980s from cavity brick/blockwork beneath a pitched roof with coverings of concrete interlocking tile. The house and land sale area are shown edged in red on the attached plan within these particulars.

The property requires renovation and refurbishment throughout and offers prospective purchasers a superb opportunity to create a truly stunning, individual home. The gross internal floor area extends to approximately 2,827 sq ft (plus integral double garage) with living accommodation spanning over three floors.

The main entrance door opens to an initial entrance hall area with access to the garage. Stairs lead up to the main hallway which leads to a family bathroom, a large billiard/games room, a conservatory with 6.5m vaulted ceiling, plus further vaulted greenhouse/conservatory and bedrooms three and four each with their own separate study/dressing room area with direct access to the conservatory. Stairs lead up to an initial landing with access to a master bedroom suite with fitted wardrobes, a separate walk-in wardrobe and an en suite. A sliding patio door opens to a balcony area with steps leading down to the greenhouse/conservatory. Stairs up to the main landing leads to bedroom two, a large lounge and another conservatory with wonderful south facing rear views over the rear garden and lake beyond. Completing the accommodation is a kitchen/diner, utility, side entrance lobby and a WC. The property has majority hardwood double glazed windows, solar panels (owned by the property) and electric ducted warm air central heating.

OUTSIDE

Fishpond Hill Farm occupies a fantastic and elevated position from the adjacent dwellings to the eastern boundary, hidden from the road and is accessed from Brick Kiln Lane by means of a long, private driveway which leads to a turning area outside the house. There is off road parking for numerous vehicles with turning space and an integral double garage with an electric up and over door. Steps to the front of the property leads up to the other side of the house at its highest point with pathway leading round to the rear of the property where there are two patios on different levels enjoying lovely south facing rear views over the garden and lake beyond. The gardens are also in need of an overhaul, centred around a large lake, currently laid to extensive grass to the front, side and rear with extensive, mature shrubs and trees surrounding the lake and to the eastern boundary.

ADJACENT NEW DEVELOPMENT

Please note, the land adjacent to the property to the western and northern boundaries has planning permission approved by Mansfield District Council under planning reference number 2024/0642/VCON for 183 homes of mixed property types for both affordable and private sale. For reference, please refer to the plan within these particulars. We understand that the developer, Keepmoat Homes, will be erecting a boundary fence to the western and northern boundaries to separate Fishpond Hill Farm from the development. The height of the boundary and the material to be used has not been decided and is still in the planning stage to be confirmed in due course.

A SIDE ENTRANCE DOOR LEADS THROUGH TO THE:

ENTRANCE PORCH

7'1" x 3'0" (2.16m x 0.91m)

With tiled floor and connecting obscure glazed door leads through to the:

SPLIT LEVEL ENTRANCE HALL

10'2" x 7'1" (3.10m x 2.16m)

With tiled floor, personal door through to the double garage and stairs to the main hallway.

HALLWAY

15'2" x 10'8" max (4.62m x 3.25m max)

(Narrows to 2'9"). With double glazed window to the front elevation and stairs to the first floor landing.

GAMES ROOM/BILLIARD ROOM

32'1" into wardrobes x 14'7" (9.78m into wardrobes x 4.45m)

Having fitted wardrobes with shelving and sliding fronted doors. Airing cupboard housing the hot water cylinders. Connecting doorway leads to the vaulted sunroom.

VAULTED CONSERVATORY

18'5" x 6'6" (5.61m x 1.98m)

With 6.5m vaulted ceiling and extensive, south facing, floor-to-ceiling windowpanes overlooking the rear garden and lake as well as a door leading out onto the rear patio and garden. Tiled floor and side door access to:

VAULTED GREENHOUSE/CONSERVATORY

18'5" x 5'6" (5.61m x 1.68m)

With 4.2m vaulted ceiling and extensive, south facing, floor-to-ceiling windowpanes overlooking the rear garden and lake plus two windows to the side elevation. Tiled floor, water supply and steps leading up to bedroom two.

BEDROOM 3

9'4" x 8'11" (2.84m x 2.72m)

Having fitted wardrobes, overhead storage cupboards and a dressing table with drawers. Connecting doorway leads to leading to:

STUDY/DRESSING ROOM

9'4" x 4'10" (2.84m x 1.47m)

With tiled floor and sliding patio door leading through to the sunroom.

BEDROOM 4

8'11" x 8'8" (2.72m x 2.64m)

Having fitted wardrobes, overhead storage cupboards and drawers. Connecting doorway leads to leading to:

STUDY/DRESSING ROOM

8'5" x 5'1" (2.57m x 1.55m)

With tiled floor and sliding patio door leading through to the sunroom.

FAMILY BATHROOM

11'9" x 6'10" (3.58m x 2.08m)

Having a four piece suite comprising steps leading to a large corner Jacuzzi bath. Pedestal wash hand basin with mixer tap. Low flush WC. Bidet with mixer tap. Laminate floor, tiled floor, electric heated towel rail and obscure double glazed window to the front elevation.

FIRST FLOOR SPLIT LEVEL LANDING

12'0" max x 10'3" max (3.66m max x 3.12m max)

With built-in storage cupboard and double glazed windows to the front, rear and side elevations.

MASTER BEDROOM 1

18'3" max x 13'11" into wardrobes (5.56m max x 4.24m into wardrobes)

Having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Double glazed window to the side elevation, two double glazed windows to the rear elevation and sliding patio door leads through to a balcony area with steps leading down to sunroom two.

BALCONY

5'4" x 4'3" (1.63m x 1.30m)

With tiled floor and south facing views over the rear garden and lake. Tiled steps lead to sunroom two.

WALK-IN WARDROBE

6'8" x 5'0" (2.03m x 1.52m)

With hanging rails and shelving and sliding opening doors.

EN SUITE

9'9" x 4'0" (2.97m x 1.22m)

Having a small panelled bath with mixer tap and electric Triton shower above with shower screen. Pedestal wash and basin with mixer tap. Low flush WC. Electric heated towel rail, laminate floor, tiled walls, shaver point, fitted cabinet above the sink with mirror fronted doors and obscure double glazed window to the front elevation.

RETURNING TO THE LANDING STAIRS LEAD UP TO:

BEDROOM 2

11'9" x 7'5" (3.58m x 2.26m)

With double glazed window to the front elevation.

LOUNGE

18'8" x 18'6" (5.69m x 5.64m)

A large reception room featuring a vaulted, 3.5m sloping ceiling, double glazed windowpane to the rear elevation overlooking the south facing garden and lake, and connecting door to:

VAULTED CONSERVATORY

15'2" x 9'11" (4.62m x 3.02m)

With 3.8m vaulted ceiling, tiled floor, side opening overlooking the sunroom below and large, south facing, floor-to-ceiling windowpanes to the rear elevation overlooking the garden and lake. External side entrance door.

KITCHEN/DINER

15'9" x 14'11" (4.80m x 4.55m)

A spacious kitchen/diner with vaulted, 3.5m sloping ceiling with double glazed window to the side elevation and sliding patio door through to sunroom 3. The kitchen has a range of high gloss cabinets comprising wall cupboards, including ample pantry cupboards, base units and drawers with large brushed chrome handles. Inset 1 1/2 bowl sink with drainer and chrome mixer tap. Integrated double oven, four ring ceramic electric hob with stainless steel extractor hood above. Fisher Paykel double drawer dishwasher. There is an island with further base units and drawers, an integrated double drawer fridge/freezer, work surfaces and space for stools underneath. Tiled floor and ample ceiling lighting.

UTILITY

10'5" x 6'7" (3.18m x 2.01m)

Having wall cupboards, base units and drawers with work surfaces. Plumbing for a washing machine. Tiled floor and obscure double glazed window to the front elevation.

SIDE ENTRANCE LOBBY

4'11" x 2'9" (1.50m x 0.84m)

With tiled floor and side entrance door.

WC

4'10" x 3'5" (1.47m x 1.04m)

Having a low flush WC, corner wash and basin, tiled floor, tiled walls and obscure double glazed window to the front elevation.

INTEGRAL DOUBLE GARAGE

18'8" x 18'3" (5.69m x 5.56m)

Having a built-in storage cupboard (18'4" x 5'7") with restricted head height. Equipped with power and light. Built in cupboard housing the Horstmann warm air electric central heating boiler. Cupboard housing the electricity meter and consumer units. There are fitted wall cupboards, base units, drawers shelving and work surfaces. Quarry tiled floor, double glazed

window to the side elevation, personal door through to the entrance hall and remote controlled electric up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains water and electricity are connected and mains drainage. Electric ducted warm air central heating. No mains gas connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

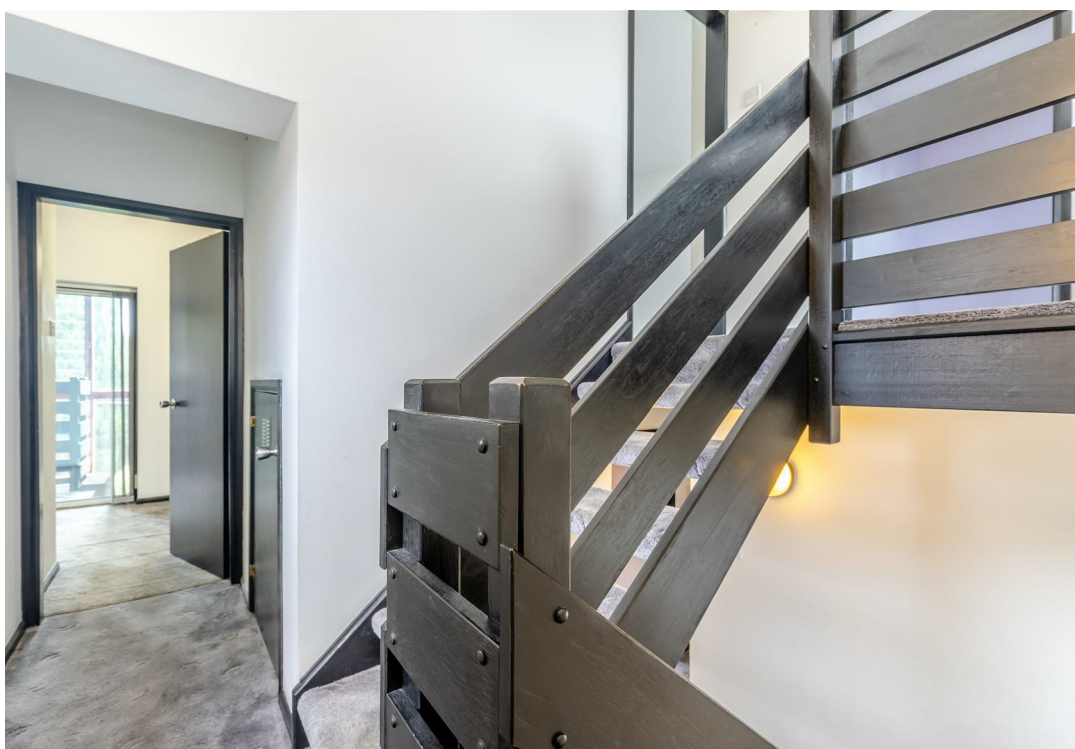
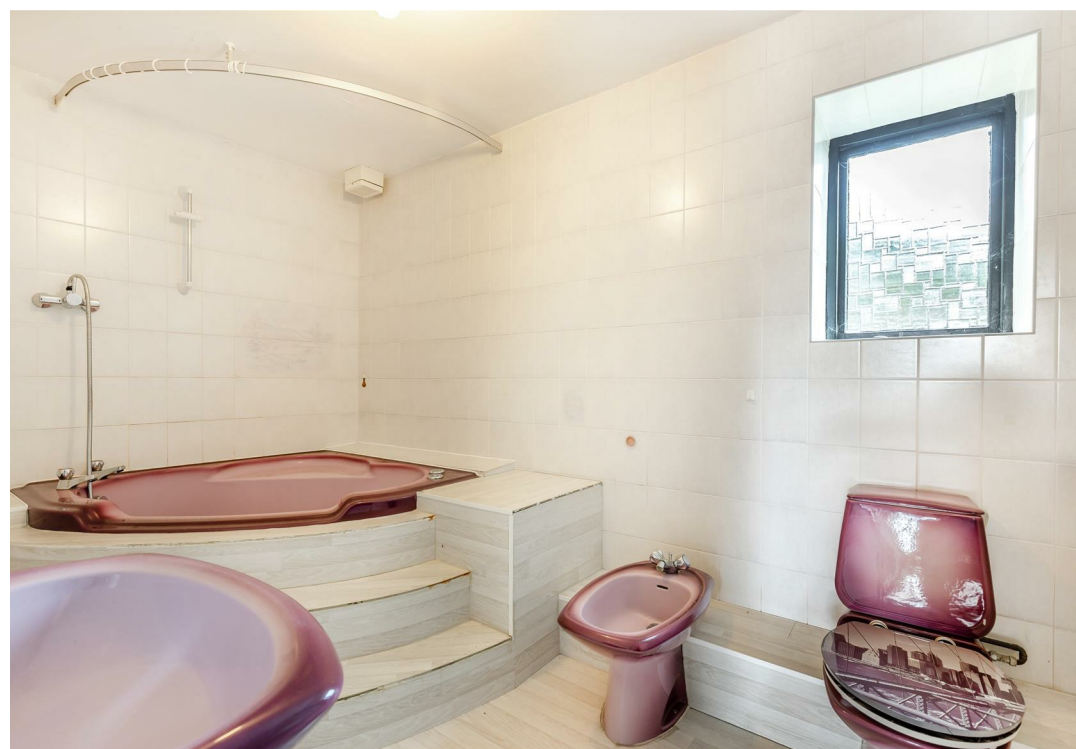
FIXTURES & FITTINGS

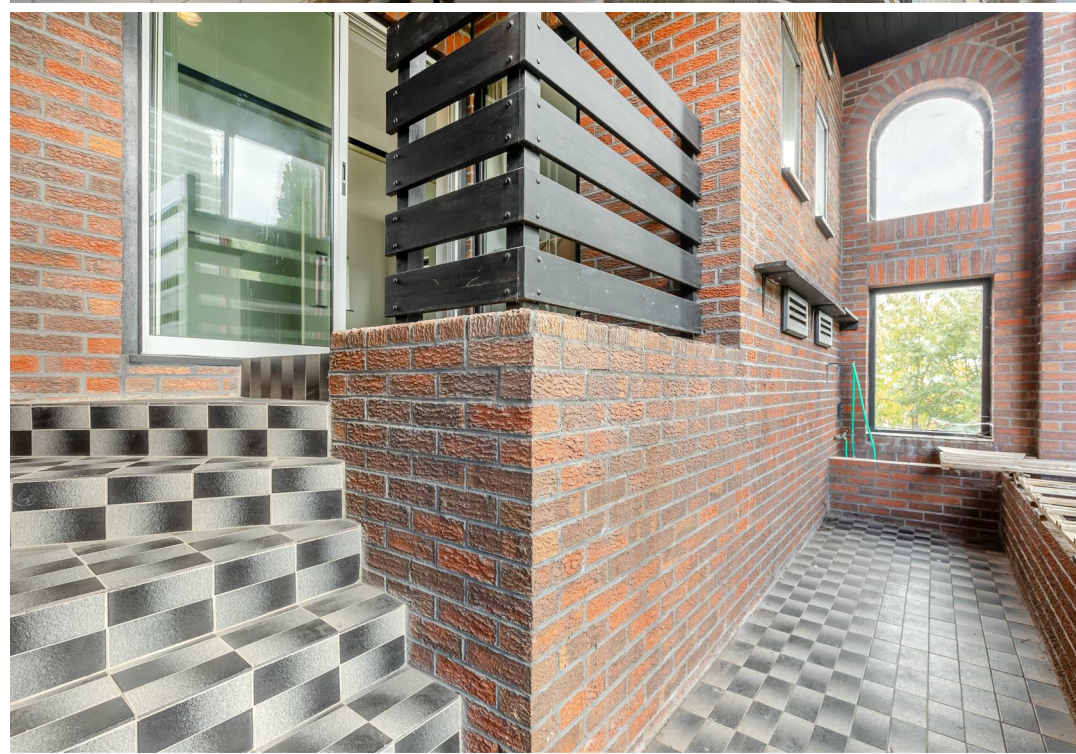
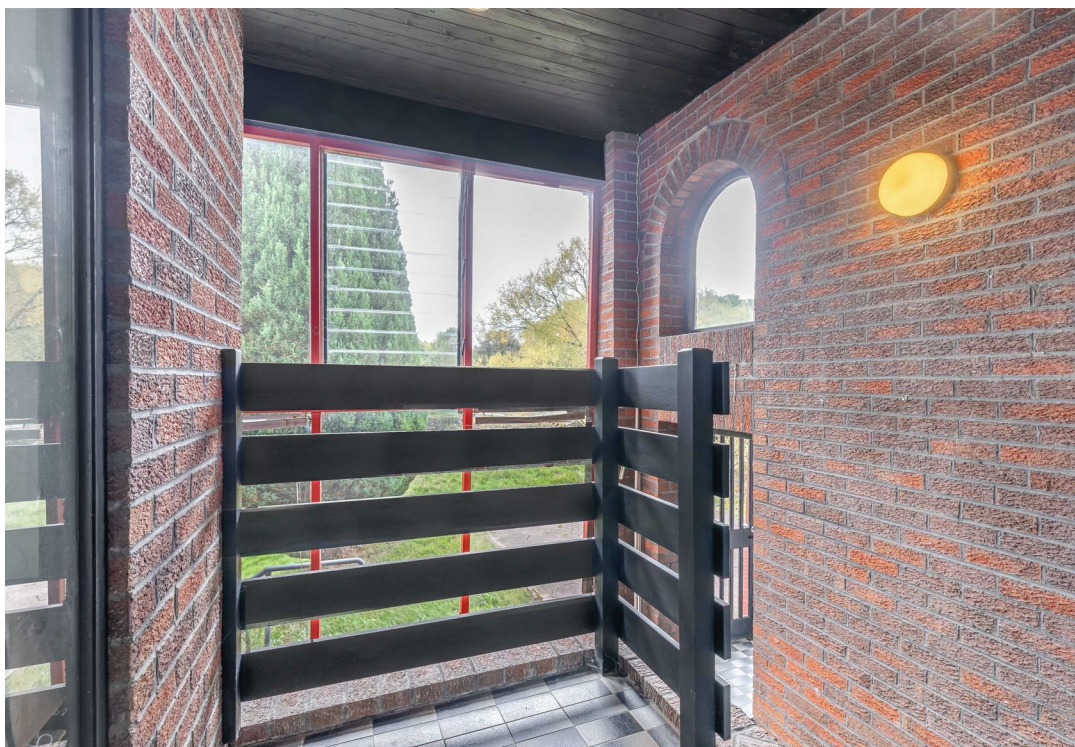
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

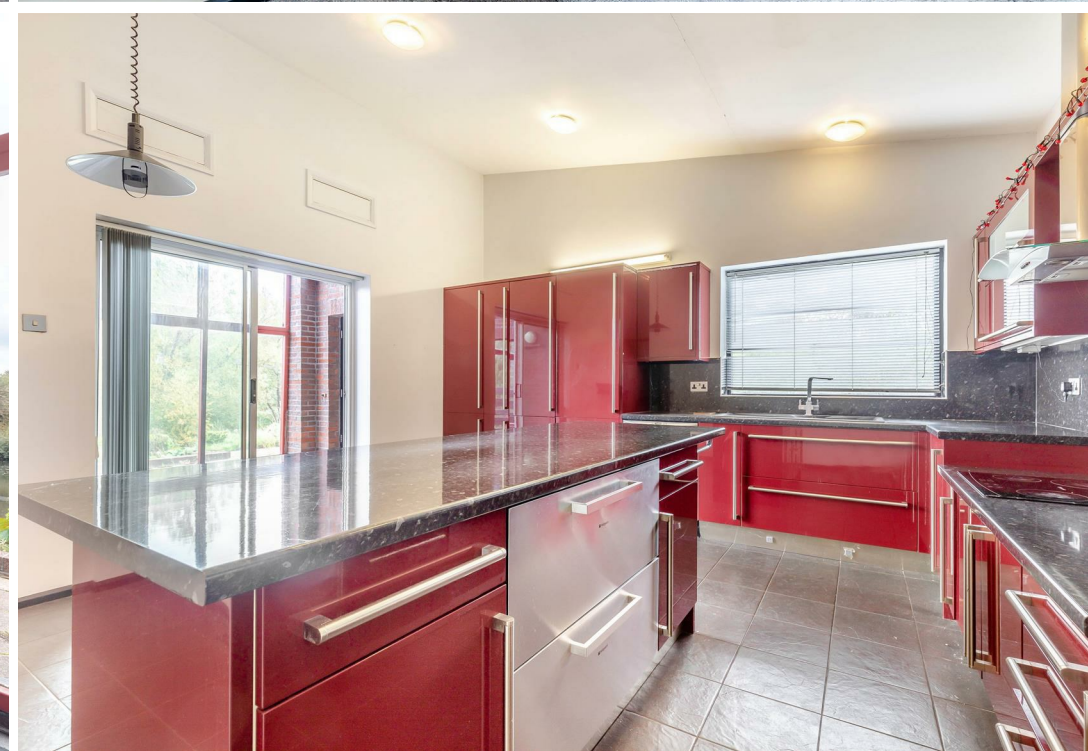
















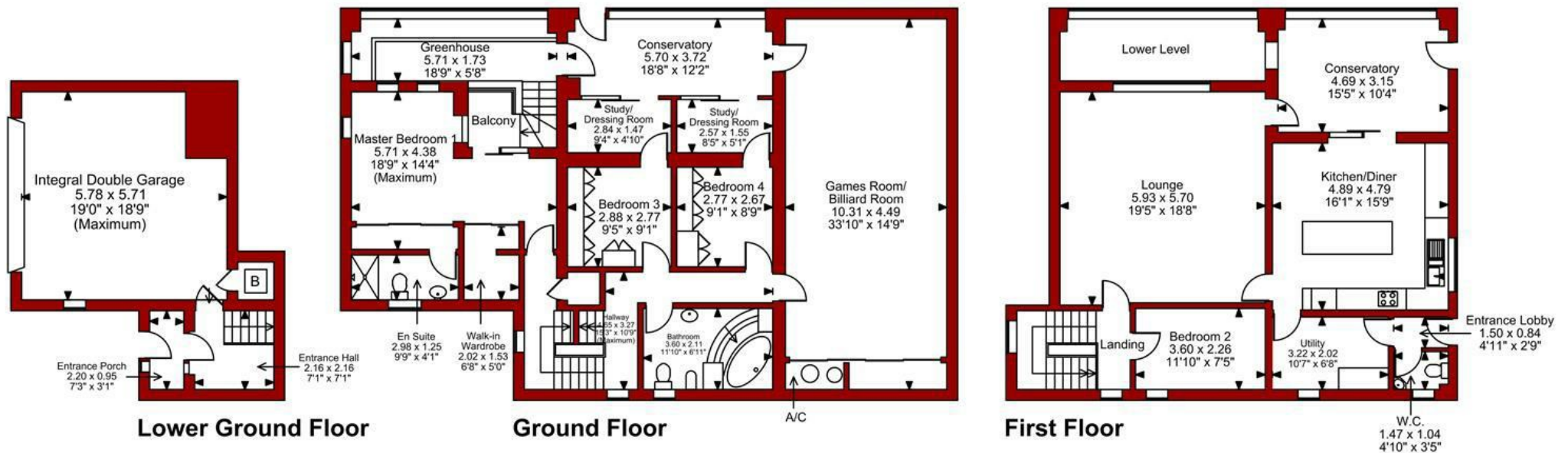








Brick Kiln Lane, Mansfield
Approximate Gross Internal Area
Main House = 263 SQ M/2827 SQ FT
Integral Double Garage = 32 SQ M/347 SQ FT
Total = 295 SQ M/3174 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

[illegible]

Grass	18,100 acres	7.74 ha
WET	10,058 acres	6,071 ha
Grass COWBOY	18,100 units/acre	
	18,100 units/acre	

Part No.	Revised	Part Type	Part No.	Revised	Part Type
1	12/10/2007	Part	100	12/10/2007	Part
2	12/10/2007	Part	101	12/10/2007	Part
3	12/10/2007	Part	102	12/10/2007	Part
4	12/10/2007	Part	103	12/10/2007	Part
5	12/10/2007	Part	104	12/10/2007	Part
6	12/10/2007	Part	105	12/10/2007	Part
7	12/10/2007	Part	106	12/10/2007	Part
8	12/10/2007	Part	107	12/10/2007	Part
9	12/10/2007	Part	108	12/10/2007	Part
10	12/10/2007	Part	109	12/10/2007	Part
11	12/10/2007	Part	110	12/10/2007	Part
12	12/10/2007	Part	111	12/10/2007	Part
13	12/10/2007	Part	112	12/10/2007	Part
14	12/10/2007	Part	113	12/10/2007	Part
15	12/10/2007	Part	114	12/10/2007	Part
16	12/10/2007	Part	115	12/10/2007	Part
17	12/10/2007	Part	116	12/10/2007	Part
18	12/10/2007	Part	117	12/10/2007	Part
19	12/10/2007	Part	118	12/10/2007	Part
20	12/10/2007	Part	119	12/10/2007	Part
21	12/10/2007	Part	120	12/10/2007	Part
22	12/10/2007	Part	121	12/10/2007	Part
23	12/10/2007	Part	122	12/10/2007	Part
24	12/10/2007	Part	123	12/10/2007	Part
25	12/10/2007	Part	124	12/10/2007	Part
26	12/10/2007	Part	125	12/10/2007	Part
27	12/10/2007	Part	126	12/10/2007	Part
28	12/10/2007	Part	127	12/10/2007	Part
29	12/10/2007	Part	128	12/10/2007	Part
30	12/10/2007	Part	129	12/10/2007	Part
31	12/10/2007	Part	130	12/10/2007	Part
32	12/10/2007	Part	131	12/10/2007	Part
33	12/10/2007	Part	132	12/10/2007	Part
34	12/10/2007	Part	133	12/10/2007	Part
35	12/10/2007	Part	134	12/10/2007	Part
36	12/10/2007	Part	135	12/10/2007	Part
37	12/10/2007	Part	136	12/10/2007	Part
38	12/10/2007	Part	137	12/10/2007	Part
39	12/10/2007	Part	138	12/10/2007	Part
40	12/10/2007	Part	139	12/10/2007	Part
41	12/10/2007	Part	140	12/10/2007	Part
42	12/10/2007	Part	141	12/10/2007	Part
43	12/10/2007	Part	142	12/10/2007	Part
44	12/10/2007	Part	143	12/10/2007	Part
45	12/10/2007	Part	144	12/10/2007	Part
46	12/10/2007	Part	145	12/10/2007	Part
47	12/10/2007	Part	146	12/10/2007	Part
48	12/10/2007	Part	147	12/10/2007	Part
49	12/10/2007	Part	148	12/10/2007	Part
50	12/10/2007	Part	149	12/10/2007	Part
51	12/10/2007	Part	150	12/10/2007	Part
52	12/10/2007	Part	151	12/10/2007	Part
53	12/10/2007	Part	152	12/10/2007	Part
54	12/10/2007	Part	153	12/10/2007	Part
55	12/10/2007	Part	154	12/10/2007	Part
56	12/10/2007	Part	155	12/10/2007	Part
57	12/10/2007	Part	156	12/10/2007	Part
58	12/10/2007	Part	157	12/10/2007	Part
59	12/10/2007	Part	158	12/10/2007	Part
60	12/10/2007	Part	159	12/10/2007	Part
61	12/10/2007	Part	160	12/10/2007	Part
62	12/10/2007	Part	161	12/10/2007	Part
63	12/10/2007	Part	162	12/10/2007	Part
64	12/10/2007	Part	163	12/10/2007	Part
65	12/10/2007	Part	164	12/10/2007	Part
66					

NOTES

Legal Information

© 2010 These Consultants LLC. Drawing not to be used in millimeters unless stated. This document other than for the purposes of plan approval is not to be used for any other purpose. All survey information by others. Check boundaries to be confirmed by clients solicitor. This drawing is intended for use by the contractor. It does not assume any liability to any third party. This drawing shall be used in conjunction with information and related documents. If discrepancies immediately report any discrepancies, errors or omissions to the originator. This document is to be used only for the purposes stated.

NOTES

- 1. ALL SOFT LANSKAPING WORKED
- 2. REFER TO LANSKAPING WORKED SPECIFICATION FOR FURTHER DETAILS
- 3. SEE ALL OF THE DRAWING AND ENGINEERING DETAILS FOR FURTHER

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		55	79
<i>Not energy efficient - higher running costs</i>			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not environmentally friendly - higher CO₂ emissions			



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

