


# Offers Over £500,000

Newboundmill Lane, Pleasley,
Mansfield,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"A charming and generously proportioned cottage offering a wonderful combination of character, space and versatility, complemented by a beautifully landscaped garden and excellent double garage."

Jon, Directeor




## CHARACTER, SPACE & COTTAGE CHARM

A beautifully proportioned three-bedroom cottage with exposed beams, generous gardens and an abundance of character.

Welcome to Ivy Cottage, a charming home with a wonderfully rustic feel and plenty of space both inside and out. Offering a versatile layout across two floors, this attractive property combines traditional character with a neutral finish throughout, creating a genuine blank canvas for its next owners to put their own stamp on. With several reception areas, a separate office, utility room, three bedrooms, dressing room, en-suite, family bathroom, driveway, substantial garage and an exceptionally generous landscaped garden, this is a home that offers far more than first meets the eye.





# THE FINER DETAILS

***A characterful three-bedroom cottage offering generous and versatile accommodation, beautiful landscaped gardens and excellent garaging, all finished in a neutral style ready for its next chapter.***

Ivy Cottage immediately makes an impression with its charming cottage character and exposed beams, while inside the neutral décor provides a light and adaptable backdrop. The entrance hall provides access to the various ground floor rooms, with a generous living room, separate dining room and additional lounge offering plenty of flexibility for family life and entertaining. There is also a modern kitchen, useful utility room, downstairs WC and separate office, giving the ground floor a wonderfully practical layout.

The ground floor is particularly versatile, with a spacious living room providing a comfortable main reception space alongside a separate dining room and additional lounge. The kitchen is positioned towards the centre of the home, with the utility room located nearby and offering useful practical space. A dedicated office provides an ideal work-from-home environment, while the downstairs WC and storage cupboards add further convenience. Exposed beams and character features are complemented by the neutral presentation, allowing the new owners to easily personalise the space.

Upstairs, the generous proportions continue with three bedrooms arranged around a central landing. The main bedroom is particularly impressive, with its own dressing room and en-suite, creating a private and practical suite. The second bedroom is another good-sized double, while the third provides a versatile additional bedroom for a child, guest or home office. A spacious family bathroom completes the first floor.

Outside, Ivy Cottage continues to impress. To the front is a driveway providing parking and access to the substantial detached garage, which offers an impressive amount of storage and parking space. The rear garden has been beautifully re-landscaped to create a generous and attractive outdoor space, with a large lawned area complemented by established shrubs and planting. A dedicated seating area provides the perfect spot for relaxing and entertaining, with part of the area covered for added versatility. The overall garden is spacious, private and wonderfully inviting, giving this characterful home an impressive outdoor setting.







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## LIFE IN PLEASLEY

***Pleasley offers an appealing combination of village living, countryside and convenient access to the larger towns of Mansfield and Chesterfield.***

The village sits across the Derbyshire and Nottinghamshire border, with Pleasley Park and Vale providing a particularly attractive backdrop of woodland, open countryside and walking routes. The former Pleasley Colliery site has also been transformed into a nature reserve with ponds, walking and cycling trails, offering plenty of opportunity to enjoy the outdoors.

Despite its peaceful setting, Pleasley is well connected for everyday life. Mansfield is only a short distance away, offering a wide range of shops, restaurants, cafés, leisure facilities and transport links, while Chesterfield is also within easy reach. The area is particularly convenient for road connections, with the M1 accessible from the surrounding area, while local bus services connect Pleasley with Mansfield and nearby communities.

Pleasley is ideally positioned for those looking for a home with a more rural feel without sacrificing accessibility. With Mansfield, Chesterfield and the surrounding villages all within easy reach, alongside the beautiful Pleasley Park and Vale and nearby countryside, it offers a lovely balance of character, convenience and outdoor space.

Garage
49sq.m/527.41sq.ft
Approx




Ground Floor
110sq.m/1182.86sq.ft
Approx




First Floor
76sq.m/820.89sq.ft
Approx




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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# Key Features

**Charming three-bedroom cottage**

Exposed beams & character features

Multiple reception rooms

Main bedroom with dressing room & en-suite

Separate office & utility room

Beautifully re-landscaped generous garden

Driveway & substantial detached garage

Energy Performance Certificcate
Rating C

Council Tax Band
E

Approximate Size
2,529 Sq. ft

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## Let's Chat.

**01623 633633**

mansfield@buckleybrown.co.uk

buckleybrown.co.uk

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