



Offers Around £650,000 Freehold

OLD STONE BARN PARK HALL FARM | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8FF

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CLASSY, MODERN AND STYLISH!..

These are just three of the words that come to mind when viewing this amazing four bedroom Barn. Tucked away in a well-connected area, the property enjoys close proximity to a variety of local amenities, including schools, shops, green spaces, and excellent transport links, making it ideal for families and professionals alike.

Stepping inside, a spacious and inviting entrance hallway offers a warm welcome, setting the tone for the elegant and well-planned interiors that follow. At the heart of the home is a stunning open-plan kitchen, dining, and living space, perfectly designed for modern family life and entertaining. The kitchen is thoughtfully fitted with a range of high-quality, matching cabinetry and a large central island that doubles as a breakfast bar. The open-plan layout flows effortlessly into the dining area and living space, ideal for hosting guests or enjoying cosy evenings in. The entire room is bathed in natural light thanks to an abundance of surrounding windows and bi-folding doors that open directly onto the garden, creating a seamless indoor-outdoor connection. The property also benefits from a well-equipped utility room. You will also find a stylish shower room, offering both convenience and modern design.

Let's take a look further, where you will find four spacious bedrooms. The luxurious master suite features a generous walk-in wardrobe and a private en-suite bathroom, offering the perfect retreat. Two further bedrooms also benefit from private en-suite facilities, ideal for growing families or visiting guests.

Outside, the rear garden has been thoughtfully landscaped to create a private and peaceful outdoor haven. It features a neatly laid lawn, a paved patio seating area ideal for alfresco dining or relaxing in the sun, mature shrub borders, and a brick wall surround for both charm and privacy. The front offers a gravelled driveway and garage, providing ample off-street parking.

Call to view!!!





Entrance Hall

The entrance hall features stylish tiled flooring adding both elegance and practicality. Natural light fills the space through windows to the side elevation, creating a bright and airy first impression. From here, doors lead to the main living areas of the home, providing seamless access throughout.

Kitchen/Dining/Living Room 38'8" x 32'8"

The beautifully designed open-plan kitchen, dining, and living area that offers a perfect balance of style, space, and functionality. The kitchen features matching cabinetry and ample worktop surfaces, complete with a Belfast sink and drainer, electric hob with extractor hood above, wine cooler, two integrated ovens, and a central island—ideal for both everyday use and entertaining. There is plenty of space to accommodate a full dining set, making it perfect for family meals or social gatherings. The entire

room is bright and airy, thanks to an abundance of surrounding windows and impressive bi-folding doors to the front elevation, which flood the space with natural light and create a seamless flow to the outdoors. This open-plan area also offers convenient access to the utility room, combining practicality with contemporary living.

Utility

The utility room is a practical and well-appointed space, featuring matching cabinetry, along with a traditional Belfast sink that adds a touch of character. There is ample space and plumbing for both a washing machine and dryer, making everyday tasks convenient.

Shower Room 11'1" x 6'4"

The shower room is sleek and functional, featuring an open shower area for easy access, a low flush WC, and a stylish hand wash basin. Designed for convenience and comfort.



Hall

Surrounding doors provide access into;

Bedroom One 16'0" x 19'10"

Complete with carpeted flooring, central heating radiator and windows to the side elevation. This room further benefits from a walk in wardrobe and its own en-suite facility.

En-suite 7'5" x 10'1"

Complete with a four piece suite including a bath, low flush WC and a double hand wash basin.

Bedroom Two 12'5" x 14'6"

Complete with laminate flooring, central heating radiator and a window to the side elevation. This room benefits from its own en-suite facility.

En-suite 5'9" x 7'5"

Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin.

Bedroom Three 12'5" x 13'2"

Complete with carpeted flooring, central heating radiator and a window to the side elevation.

En-suite 5'10" x 7'5"

Complete with a three piece suite including a walk in shower low flush WC and hand wash basin.

Bedroom Four 12'5" x 8'1"

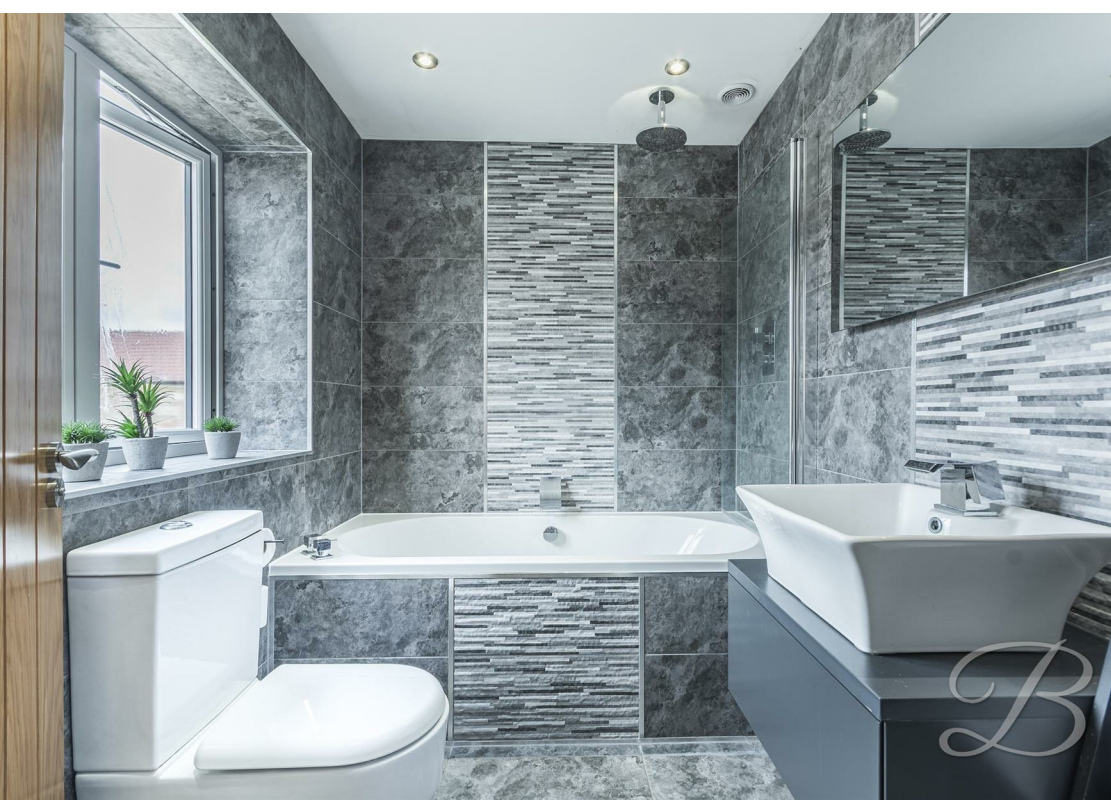
Complete with laminate flooring, central heating radiator and a window to the side elevation.

Outside

The front of the property offers a gravelled driveway and a garage, providing excellent off-street parking. The rear garden offers a laid lawn, patio seating area, decorative shrubbery and a brick wall surround.

Garage 23'2" x 12'8"

Accessible from the front and rear elevation. Providing further off-street parking or extra storage.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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