



The Cottage Main Road  
Kings Clipstone MANSFIELD

burchell  
edwards

# The Cottage Main Road Kings Clipstone MANSFIELD NG21 9BT

for sale offers over  
**£400,000**



## Property Description

Located within the scenic village of Kings Clipstone, this distinctive five-bedroom detached cottage offers an exceptional blend of character features and generous living space, set against a peaceful countryside backdrop.

Internally, the property showcases a wealth of traditional charm, including exposed timber beams and inviting living areas. The ground floor comprises a spacious lounge, a well-appointed country-style kitchen with modern fittings, a separate dining room ideal for entertaining, and the added benefit of an external boiler room.

To the first floor are three well-proportioned double bedrooms, served by a four-piece family bathroom. The second floor provides two further versatile rooms, well-suited for guest accommodation, home working or hobbies.

Externally, the property is accessed via private gates leading to a substantial paved driveway, alongside a double garage and carport, offering ample off-road parking. The landscaped gardens feature a maintained lawn, mature planting, and multiple seating areas, all enjoying open views across the surrounding countryside.

A standout addition is the detached summer house, finished with natural materials and large windows, complete with its own WC, creating an ideal space for relaxation or entertaining.

An excellent opportunity to acquire a unique home in a sought-after village location. Contact us to arrange your viewing.

## Living Room

Fitted with carpeted flooring, a central heating radiator and a feature log burner. The room is enhanced by exposed ceiling beams, a useful storage cupboard and dual aspect windows to the front and side elevations.

## Kitchen

A spacious fitted kitchen offering a range of matching wall and base units with an inset sink and drainer. Integrated appliances are included, with additional space and plumbing for a washing machine and tumble dryer. There is ample room for dining furniture, access to a pantry, windows and a rear external door. Character is added with exposed ceiling beams.

## Dining Room

A versatile reception space featuring exposed beams and a window overlooking the front aspect.

## Landing

Carpeted landing with dual aspect windows to the front and rear, providing access to the following rooms:

## Bedroom Three

Double room with carpeted flooring, a central heating radiator and a window to the front elevation.

## Bedroom Four

Well-proportioned bedroom offering carpeted flooring, a central heating radiator, built-in wardrobes and a front-facing window.

## Bedroom Five

Carpeted bedroom with a radiator, fitted wardrobes and a window to the rear.

## Bathroom

Comprising a four-piece suite including a wash hand basin, low-level WC, bath and separate shower, with a side-facing window.

## Second Floor Landing

Giving access to:

## Bedroom One

Carpeted room with a central heating radiator and a window to the side elevation.

## Bedroom Two

Carpeted bedroom with a radiator and a window to the side.

## Summer House

Light-filled additional reception space with windows to the front and side, along with patio doors opening onto the garden. Includes access to a WC.

## Garage

Double garage with windows to the side and rear, plus a side-access door.

## Outside

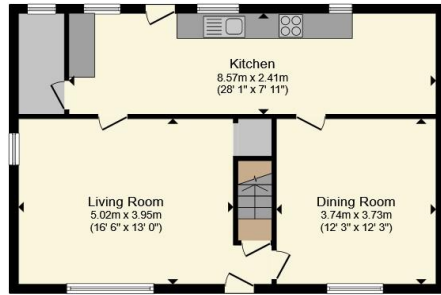
The property benefits from a private, gated frontage leading to a paved driveway, double garage and car port, providing ample off-road parking.

The rear garden offers a lawn with established shrubs, multiple seating areas suitable for outdoor dining, and attractive countryside views.

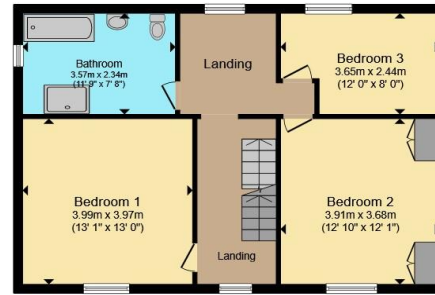




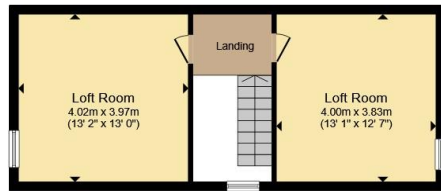




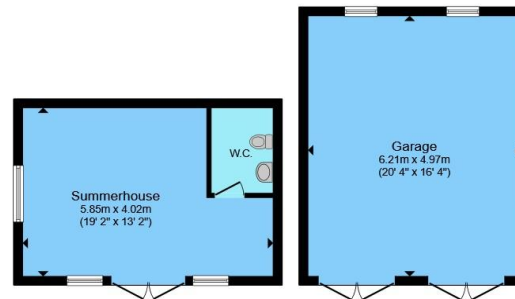
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 219.3 m<sup>2</sup> (2,361 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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