



THE COTTAGE WHALEY ROAD MANSFIELD, NG20 9HU

£375,000
FREEHOLD

Guide Price £375,000 - £400,000

Charming Detached Stone Cottage in an Idyllic Countryside Setting

Nestled within the picturesque conservation hamlet of Whaley, this delightful detached stone cottage is brimming with charm, character and traditional features, whilst enjoying a beautiful rural outlook across open farmland and fields to the front. Ideally positioned for access to the M1 motorway network, the property offers a wonderful blend of countryside living and convenience. The cottage retains a wealth of character, including some original beamed ceilings, traditional latched wooden internal doors and two inviting reception rooms, each featuring a multi-fuel log burner, creating a warm and cosy atmosphere. The accommodation briefly comprises a charming orangery, kitchen fitted with a range of freestanding base and wall units, a cosy snug and separate dining room, both boasting multi-fuel log burners, a useful office/study and a ground-floor shower room fitted with a three-piece suite. To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, also fitted with a three-piece suite. Externally, wooden entrance gates open onto a gravelled driveway providing valuable off-road parking. To the rear, the garden offers a delightful private retreat, featuring a combination of lawn, mature trees, established plants and shrubs, together with attractive seating areas ideal for outdoor relaxation and entertaining. A further notable feature is the detached outbuilding, previously utilised as a beauty room, offering excellent versatility for a variety of potential uses. A truly characterful countryside home, this enchanting stone cottage is an ideal opportunity for buyers seeking a distinctive property in a peaceful rural setting, with attractive views, charming period features and convenient access to the wider motorway network.

**Sue
Furniss**

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• Detached Stone Cottage • Idyllic Conservation Hamlet Of Whaley • Views Over Open Countryside • Some Original Beams And Latched Wooden Doors • Detached Outbuilding (Was Used As A Beauty Room) • Convenient For The Motorway Network • Gravelled Driveway Providing Off Road Parking • Two Reception Rooms Orangery And Office/Study • Ground Floor Shower Room And Master Bedroom With En Suite Facilities • **BOOK A VIEWING NOW - DO NOT MISS OUT**



Entrance

A composite door leads into the lounge area with stairs rising to the first floor landing.

Downstairs Shower Room

Briefly comprising of shower cubicle, wash hand basin and low flush WC. There are spot lights to the ceiling, mirror and towel rail.

Office/Study

This area could be used as an office/study, having window overlooking the front elevation again with deep sill and having a central heating radiator. Kahrs engineered Oak flooring.

Snug

A cosy room - the feature of this room is the fireplace which has multi-fuel burner. There is a deep sill window overlooking the front elevation, wooden door, central heating radiator and some original beams to the ceiling.

Dining Room/Lounge

This lounge diner is simply stunning with the focal point again being the feature fireplace with multi-fuel log burner, central heating radiator, useful storage cupboard, deep sill window overlooking the front elevation. Stairs rising to the first floor landing. The superb flooring is Kahrs engineered Oak.

Kitchen

This cottage style kitchen has a range of free standing units. There is a wall unit with cupboards and drawers fitted. The ceramic sink suits this kitchen beautifully. There

are two conservation velux windows allowing extra natural light and having LPG and electric cooker included. There are beams to the ceiling and original York flagstones.

Orangery

Patio doors lead into this light and airy orangery which is perfect place to relax. Having a quarry tiled floor, central heating radiator and views over the rear garden. Solid oak internal door leads you into the kitchen.

First Floor Landing

Stairs rise to the first floor landing. There are two Velux windows again allowing extra natural light. Central heating radiator. Useful storage cupboard.

Bedroom One

A beautiful bedroom with window overlooking the front elevation, fitted wardrobes and drawers to one wall and central heating radiator. A door leads into the en suite facilities.

En Suite

Briefly comprising of fully tiled shower cubicle, wash hand basin and low flush WC. There are spot lights to the ceiling, mirror and heated towel rail. There is a window with deep sill overlooking the side elevation.

Bedroom Two

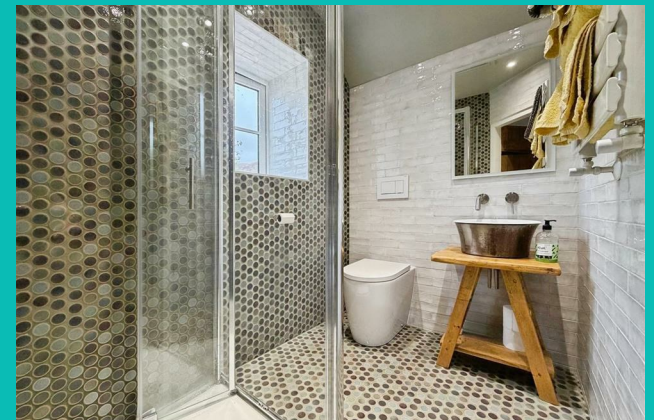
With fitted wardrobes, window overlooking the front elevation again with deep sill. Central heating radiator and access to the loft space.

Outside

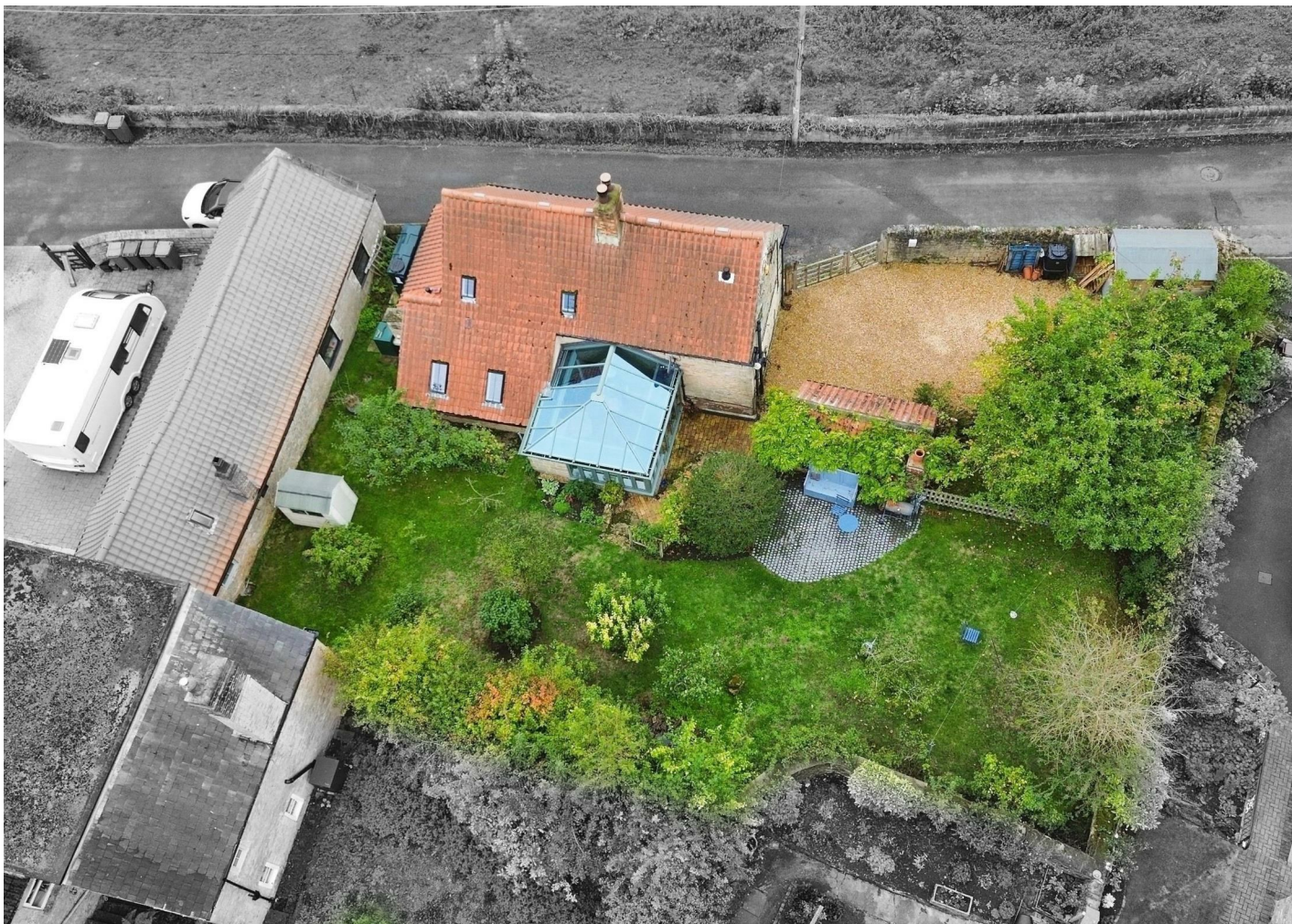
To the front of the property is a wooden gate which opens

onto the gravelled driveway. The driveway provides ample off road parking. There is a stone outbuilding which was used as a beauty room which has electricity and water connected. Ideal for storage. There is a paved area, steps leading onto the rear garden which is mainly laid to lawn, but having mature trees and bushes. There is a seating area which is perfect for reading/relaxing on a hot summers day. To the outside of the property is the bunded oil tank which is externally sited and holds 1400 of oil. The boiler is a Firebird oil fired combi. The plot is simply amazing and the property is beautifully located.

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ADDITIONAL INFORMATION

Local Authority – Bolsover

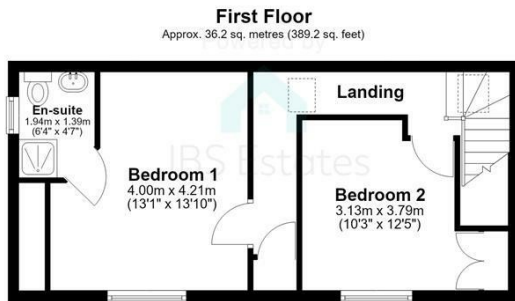
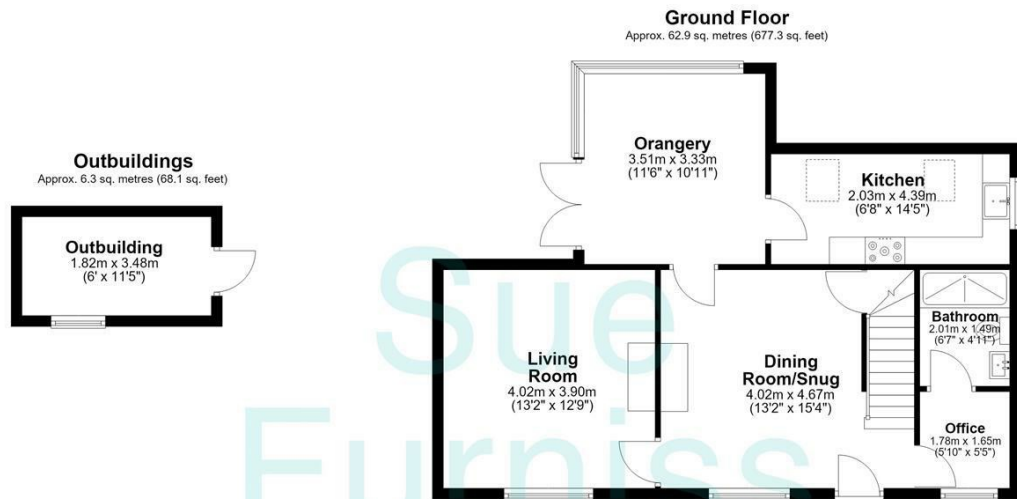
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1134.60 sq ft

Tenure – Freehold





Total area: approx. 105.4 sq. metres (1134.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		35
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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