



£949,500

MANSFIELD ROAD | CRESWELL | WORKSOP | S80 4HT

**BuckleyBrown**  
ESTATE AGENTS

## YOUR DREAM FARMHOUSE AWAITS!

This beautifully restored mid-19th century farmhouse in Holbeck offers a rare combination of timeless character and modern luxury, perfectly suited for comfortable family living or tranquil countryside retreat. Meticulously renovated throughout, the property seamlessly blends original features - with contemporary finishes and spacious, light-filled interiors. Set within an expansive plot this property also benefits from multiple traditional style outbuildings. Lets take a look inside...

On the ground floor, you'll find a versatile dining room ideal for family meals or entertaining guests followed by a charming living room centered around a cozy log burner! Moving through to a fully equipped modern kitchen featuring a large central island that provides ample workspace and storage. Next door to the kitchen, a practical utility room adds convenience, while a guest WC and a separate hallway offer private access to the fifth bedroom, perfect for visitors or multi-generational living. Not to mention the ground floor benefits from the hidden luxury of underfloor heating!

Upstairs, four generously proportioned bedrooms provide ample space and comfort, with two boasting stylish en suite bathrooms for added privacy. A stunning five-piece family bathroom suite off the landing completes the upper level, designed with high-quality fittings and a spacious layout to serve the whole household.

Outside the farmhouse is set within beautifully maintained grounds that offer privacy and tranquility. The large gated lawn provides a secure and generous space for outdoor activities, while the private driveway comfortably accommodates multiple vehicles. Included you will also find multiple traditional style outbuildings surrounding the home, which can be used flexibly to suit each individual.

This is a unique opportunity to own a character-filled home in a sought-after location, combining classic charm, modern amenities and stunning natural surroundings.





**Porch**  
Tiled flooring, feature wall and access to;

**Dining Room 12'7" x 14'2"**  
A versatile dining space featuring a charming brick fireplace that adds warmth and character, with generous room for a full dining set. A large front-facing window allows natural light to fill the room, creating an inviting atmosphere ideal for everyday meals or entertaining guests.

**Inner Hallway**  
Lengthy hallway with a handy storage cupboard window to the side and further access to;

**WC 6'6" x 3'1"**  
Fitted with a hand was basin, low flush WC and a window to the rear elevation.

**Living Room 13'11" x 14'2"**  
A private reception room featuring exposed beams and a log burner set in a feature fireplace. Includes a front-facing window and an external door leading to the side garden.

**Kitchen 13'9" x 11'11"**  
A stunning contemporary kitchen fitted with a stylish range of matching wall and base cabinets, a classic Belfast sink, and a selection of essential integrated appliances. At the heart of the space is a central island, providing additional storage and generous worktop space—perfect for food preparation or casual dining. A side-facing window brings in natural light, while a rear external door offers convenient access to the garden.

**Utility 11'1" x 6'10"**  
A practical and well-equipped utility room offering additional cupboard storage and fitted worktops, ideal for laundry and everyday household tasks. A side-facing window provides natural light and ventilation, enhancing the functionality of the space.

**Hall To Bedroom Five**  
Tiled flooring, windows and doors to both sides along with steps leading up to bedroom five.



**Bedroom Five 8'9" x 9'0"**  
Carpeted flooring, central heating radiator and a window to the side.

**Landing**  
Window to the rear elevation and further access to;

**Bedroom One 11'1" x 14'6"**  
Carpeted flooring, central heating radiator, en suite and a window to the front.

**En Suite 3'6" x 7'0"**  
Three piece suite comprising of a hand wash basin, low flush WC and a shower.

**Bedroom Two 10'9" x 14'6"**  
Carpeted flooring, central heating radiator, en suite and a window to the front.

**En Suite 3'10" x 7'0"**  
Three piece suite comprising of a hand wash basin, low flush WC and a shower.

**Bedroom Three 13'7" x 13'5"**  
Carpeted flooring, central heating radiator and dual aspect windows to the side and rear elevations.

**Bedroom Four 13'7" x 7'10"**  
Carpeted flooring, central heating radiator and a window to the side.

**Bathroom 11'4" x 7'11"**  
An exceptional five-piece bathroom suite featuring a double hand wash basin, a low-flush WC, a spacious bathtub, and a separate walk-in shower cubicle—combining style and functionality for a luxurious daily experience.

**Outside**  
Set within expansive, well-maintained grounds, this property enjoys sweeping rural views in every direction. A large, gated lawn offers both privacy and space for recreation, while the private driveway accommodates multiple vehicles with ease. You will also benefit from multiple traditional outbuildings, which can be



used as stores or flexibly to suit your specific needs, along with approximately 2.7 Acres\* of fields. The surrounding landscape provides a peaceful backdrop, ideal for country living with a sense of openness and seclusion.

### Agents Note

\*Please note the site plan, can not be 100% accurate









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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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