



Fishpond Hill Farm, Brick Kiln Lane,
Mansfield, Nottinghamshire, NG19 6LU

Offers Over £350,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Detached House
- In Need of Renovation & Refurbishment
- 4 Bedrooms, En Suite & Bathroom
- Lounge & x3 Vaulted Conservatories
- Substantial Long Driveway
- Individually Designed & Built (1980s)
- Split Level Accommodation: 2,827 Sq Ft
- Kitchen/Diner, Utility & WC
- South Facing to Rear
- Integral Double Garage

A rather interesting opportunity has arisen to purchase this unique and substantial, split level, four bedroom detached house, south facing to the rear and with a substantial sweeping driveway off Brick Kiln Lane.

Fishpond Hill Farm was individually designed and built in the 1980s from cavity brick/blockwork beneath a pitched roof with coverings of concrete interlocking tile.

The property requires extensive renovation and refurbishment throughout and offers prospective purchasers a superb opportunity to create a truly stunning, individual home. The gross internal floor area extends to approximately 2,827 sq ft (plus integral double garage) with living accommodation spanning over three floors.

The main entrance door opens to an initial entrance hall area with access to the garage. Stairs lead up to the main hallway which leads to a family bathroom, a large billiard/games room, a conservatory with 6.5m vaulted ceiling, plus further vaulted greenhouse/conservatory and bedrooms three and four each with their own separate study/dressing room area with direct access to the conservatory. Stairs lead up to an initial landing with access to a master bedroom suite with fitted wardrobes, a separate walk-in wardrobe and an en suite. A sliding patio door opens to a balcony area with steps leading down to the greenhouse/conservatory. Stairs up to the main landing leads to bedroom two, a large lounge and another conservatory. Completing the accommodation is a kitchen/diner, utility, side entrance lobby and a WC. The property has majority hardwood double glazed windows, solar panels (owned by the property) and electric ducted warm air central heating.

OUTSIDE

Fishpond Hill Farm occupies a fantastic and elevated position from the adjacent dwellings to the eastern boundary, hidden from the road and is accessed from Brick Kiln Lane by means of a long, private driveway which leads to a turning area outside the house. There is off road parking for numerous vehicles with turning space and an integral double garage with an electric up and over door. Steps to the front of the property leads up to the other side of the house at its highest point with a pathway leading round to the rear of the property where there are two, south facing patios on different levels. The gardens are also in need of an overhaul, mainly laid to grass to the front and side of the property.

ADJACENT NEW DEVELOPMENT

Please note, the land adjacent to the property to the western and northern boundaries has planning permission approved by Mansfield District Council under planning reference

number 2024/0642/VCON for 183 homes of mixed property types for both affordable and private sale. For reference, please refer to the plan within these particulars. We understand that the developer, Keepmoat Homes, will be erecting a boundary fence to the southern, western and northern boundaries to separate Fishpond Hill Farm from the development. The height of the boundary and the material to be used has not been decided and is still in the planning stage to be confirmed in due course.

A SIDE ENTRANCE DOOR LEADS THROUGH TO THE:

ENTRANCE PORCH

7'1" x 3'0" (2.16m x 0.91m)
With tiled floor and connecting obscure glazed door leads through to the:

SPLIT LEVEL ENTRANCE HALL

10'2" x 7'1" (3.10m x 2.16m)
With tiled floor, personal door through to the double garage and stairs to the main hallway.

HALLWAY

15'2" x 10'8" max (4.62m x 3.25m max)
(Narrows to 2'9"). With double glazed window to the front elevation and stairs to the first floor landing.

GAMES ROOM/BILLIARD ROOM

32'1" into wardrobes x 14'7" (9.78m into wardrobes x 4.45m)
Having fitted wardrobes with shelving and sliding fronted doors. Airing cupboard housing the hot water cylinders. Connecting doorway leads to the vaulted sunroom.

VAULTED CONSERVATORY

18'5" x 6'6" (5.61m x 1.98m)
With 6.5m vaulted ceiling and extensive, south facing, floor-to-ceiling windowpanes to the rear elevation as well as a door leading out onto the rear patio. Tiled floor and side door access to:

VAULTED GREENHOUSE/CONSERVATORY

18'5" x 5'6" (5.61m x 1.68m)
With 4.2m vaulted ceiling and extensive, south facing, floor-to-ceiling windowpanes to the rear elevation plus two windows to the side elevation. Tiled floor, water supply and steps leading up to bedroom two.

BEDROOM 3

9'4" x 8'11" (2.84m x 2.72m)
Having fitted wardrobes, overhead storage cupboards and a dressing table with drawers. Connecting doorway leads to leading to:

STUDY/DRESSING ROOM

9'4" x 4'10" (2.84m x 1.47m)
With tiled floor and sliding patio door leading through to the sunroom.

BEDROOM 4

8'11" x 8'8" (2.72m x 2.64m)

Having fitted wardrobes, overhead storage cupboards and drawers. Connecting doorway leads to leading to:

STUDY/DRESSING ROOM

8'5" x 5'1" (2.57m x 1.55m)

With tiled floor and sliding patio door leading through to the sunroom.

FAMILY BATHROOM

11'9" x 6'10" (3.58m x 2.08m)

Having a four piece suite comprising steps leading to a large corner Jacuzzi bath. Pedestal wash hand basin with mixer tap. Low flush WC. Bidet with mixer tap. Laminate floor, tiled floor, electric heated towel rail and obscure double glazed window to the front elevation.

FIRST FLOOR SPLIT LEVEL LANDING

12'0" max x 10'3" max (3.66m max x 3.12m max)

With built-in storage cupboard and double glazed windows to the front, rear and side elevations.

MASTER BEDROOM 1

18'3" max x 13'11" into wardrobes (5.56m max x 4.24m into wardrobes)

Having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Double glazed window to the side elevation, two double glazed windows to the rear elevation and sliding patio door leads through to a balcony area with steps leading down to the greenhouse/conservatory.

BALCONY

5'4" x 4'3" (1.63m x 1.30m)

With tiled floor and tiled steps lead to greenhouse/conservatory.

WALK-IN WARDROBE

6'8" x 5'0" (2.03m x 1.52m)

With hanging rails and shelving and sliding opening doors.

EN SUITE

9'9" x 4'0" (2.97m x 1.22m)

Having a small panelled bath with mixer tap and electric Triton shower above with shower screen. Pedestal wash and basin with mixer tap. Low flush WC. Electric heated towel rail, laminate floor, tiled walls, shaver point, fitted cabinet above the sink with mirror fronted doors and obscure double glazed window to the front elevation.

RETURNING TO THE LANDING STAIRS LEAD UP TO:

BEDROOM 2

11'9" x 7'5" (3.58m x 2.26m)

With double glazed window to the front elevation.

LOUNGE

18'8" x 18'6" (5.69m x 5.64m)

A large reception room featuring a vaulted, 3.5m sloping ceiling, double glazed windowpane to the rear elevation and connecting door to:

VAULTED CONSERVATORY

15'2" x 9'11" (4.62m x 3.02m)

With 3.8m vaulted ceiling, tiled floor, side opening overlooking the conservatory below and large, south facing, floor-to-ceiling windowpanes to the rear elevation. External side entrance door.

KITCHEN/DINER

15'9" x 14'11" (4.80m x 4.55m)

A spacious kitchen/diner with vaulted, 3.5m sloping ceiling with double glazed window to the side elevation and sliding patio door through to the conservatory. The kitchen has a range of high gloss cabinets comprising wall cupboards, including ample pantry cupboards, base units and drawers with large brushed chrome handles. Inset 1 1/2 bowl sink with drainer and chrome mixer tap. Integrated double oven, four ring ceramic electric hob with stainless steel extractor hood above. Fisher Paykel double drawer dishwasher. There is an island with further base units and drawers, an integrated double drawer fridge/freezer, work surfaces and space for stools underneath. Tiled floor and ample ceiling lighting.

UTILITY

10'5" x 6'7" (3.18m x 2.01m)

Having wall cupboards, base units and drawers with work surfaces. Plumbing for a washing machine. Tiled floor and obscure double glazed window to the front elevation.

SIDE ENTRANCE LOBBY

4'11" x 2'9" (1.50m x 0.84m)

With tiled floor and side entrance door.

WC

4'10" x 3'5" (1.47m x 1.04m)

Having a low flush WC, corner wash and basin, tiled floor, tiled walls and obscure double glazed window to the front elevation.

INTEGRAL DOUBLE GARAGE

18'8" x 18'3" (5.69m x 5.56m)

Having a built-in storage cupboard (18'4" x 5'7") with restricted head height. Equipped with power and light. Built in cupboard housing the Horstmann warm air electric central heating boiler. Cupboard housing the electricity meter and consumer units. There are fitted wall cupboards, base units, drawers shelving and work surfaces. Quarry tiled floor, double glazed window to the side elevation, personal door through to the entrance hall and remote controlled electric up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains water and electricity are connected and mains drainage. Electric ducted warm air central heating. No mains gas connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

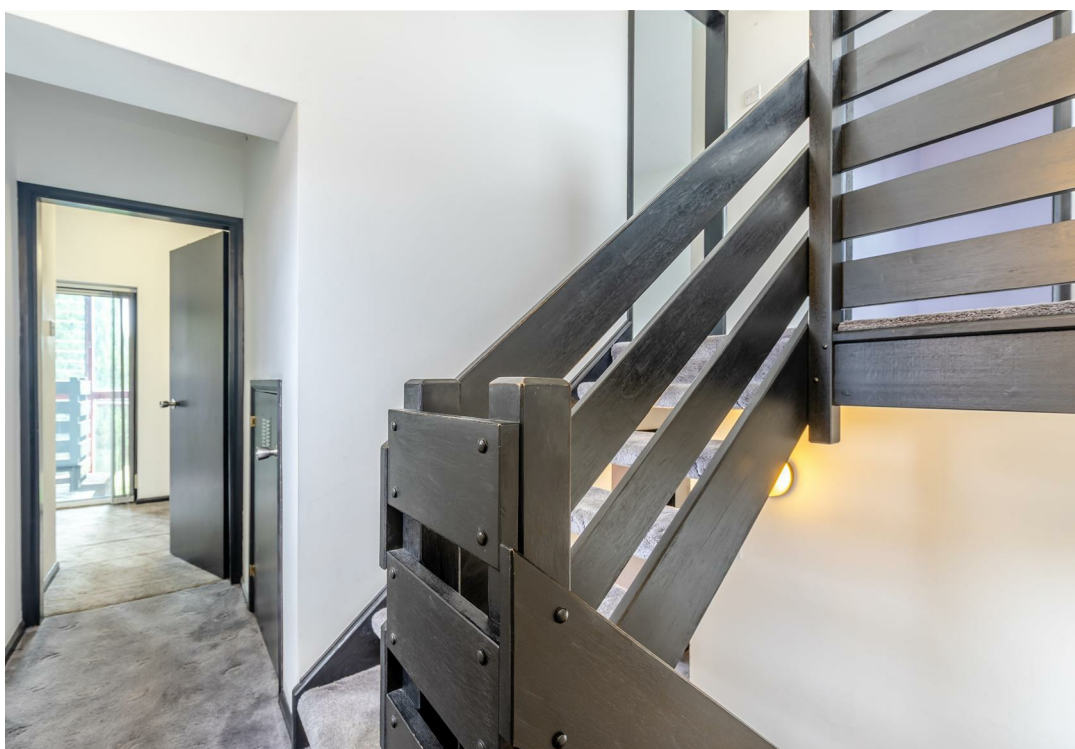
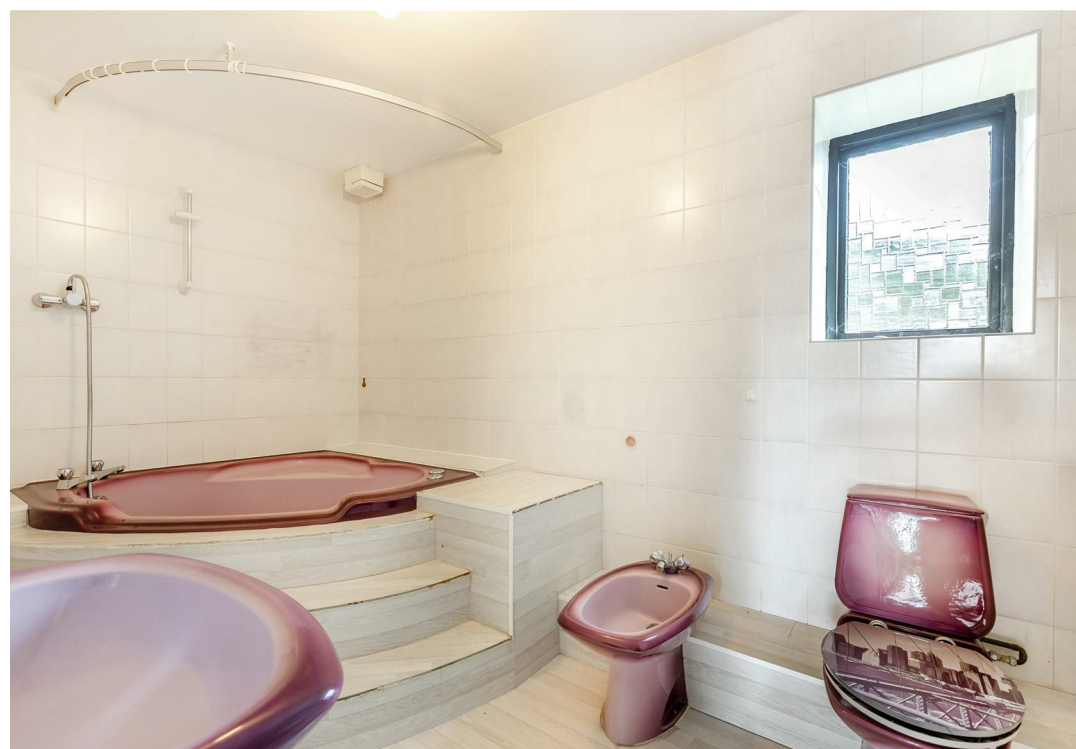
FIXTURES & FITTINGS

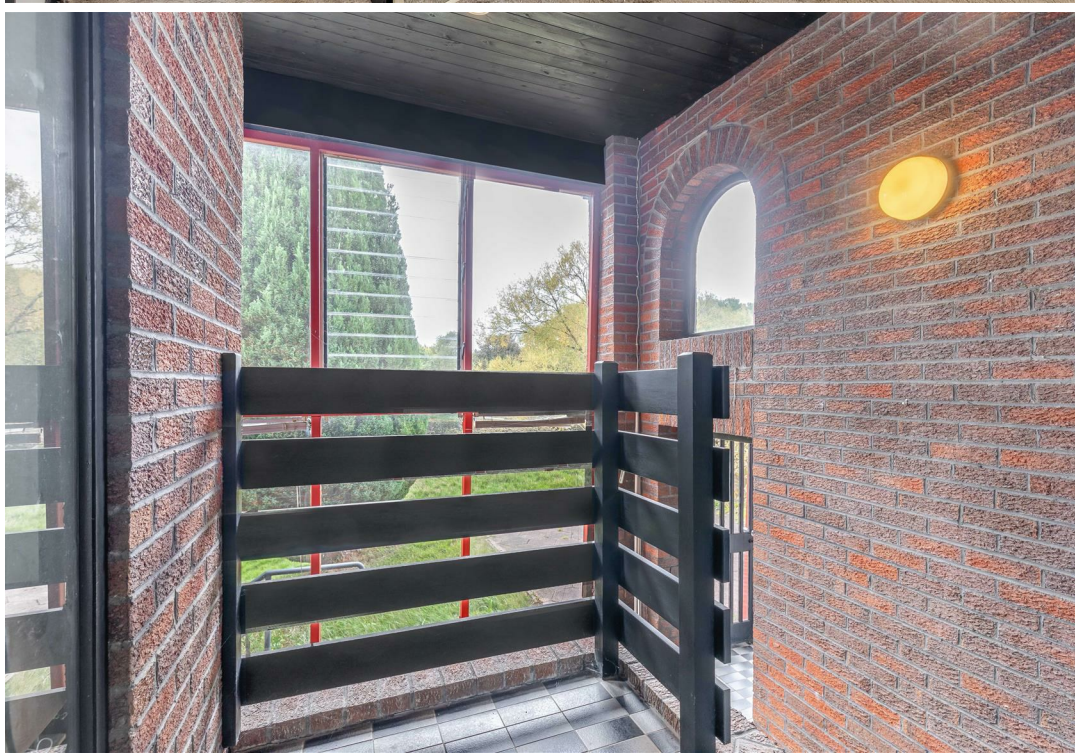
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

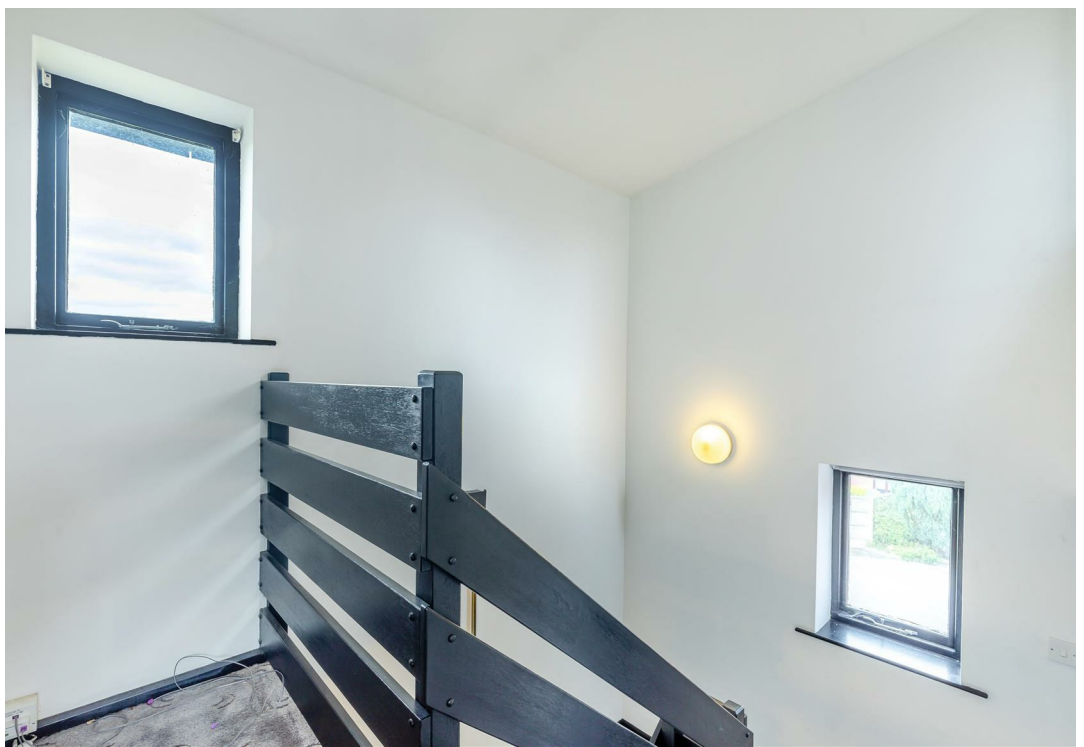
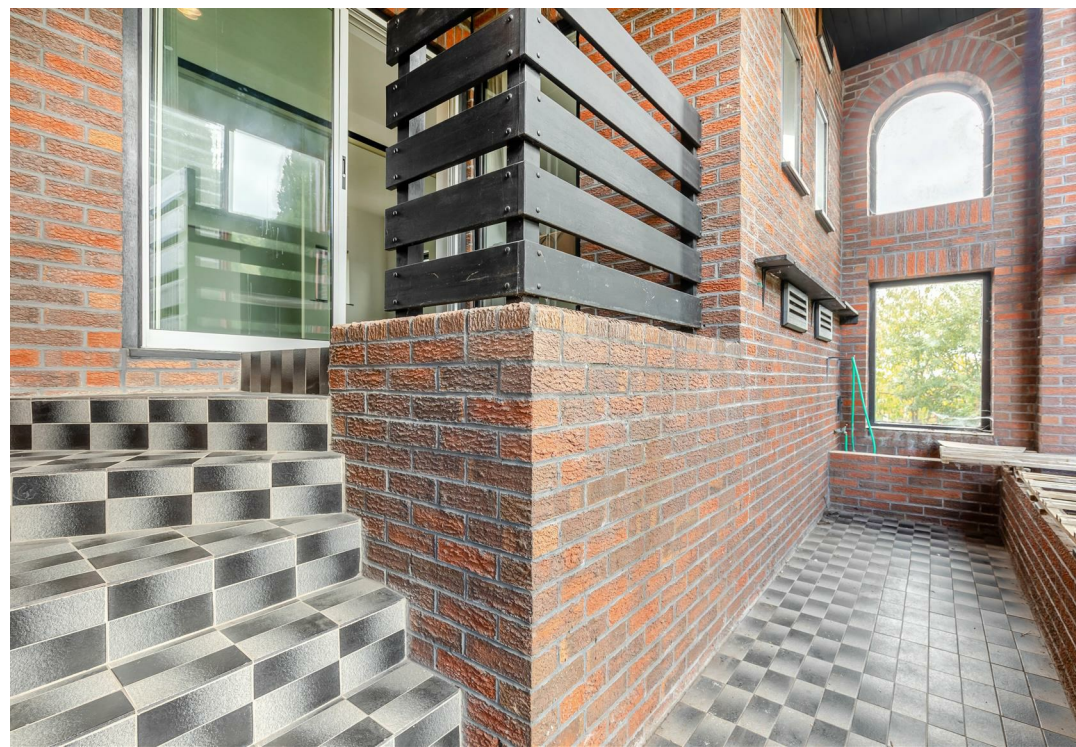


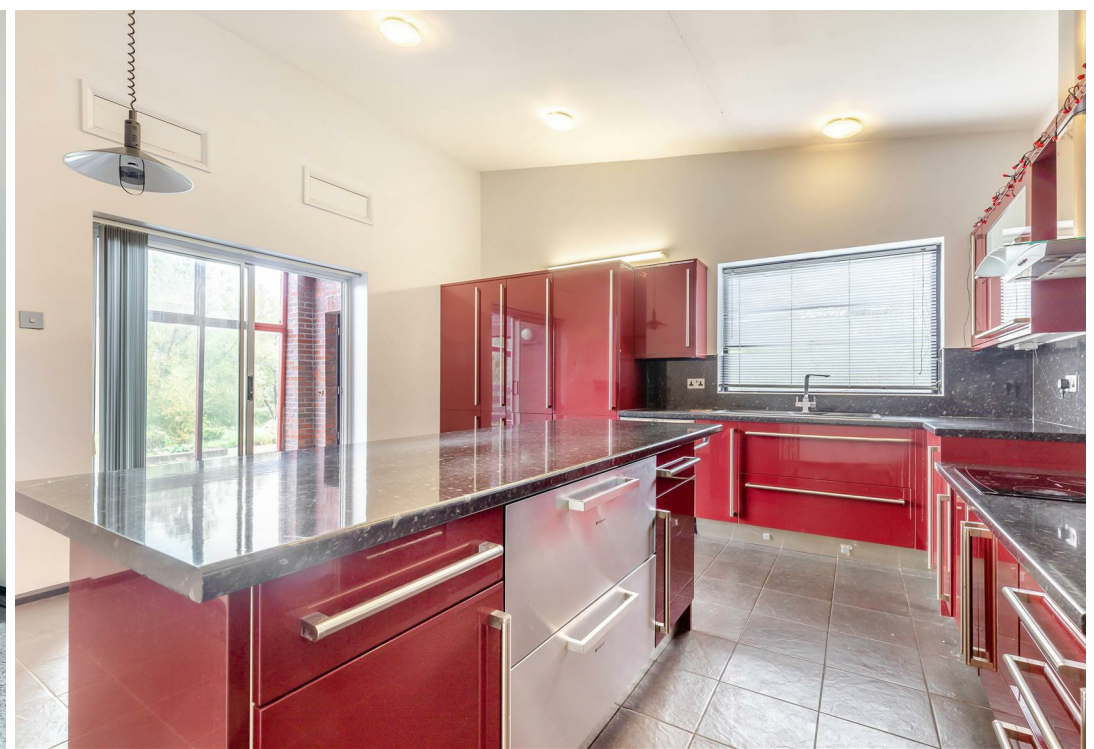












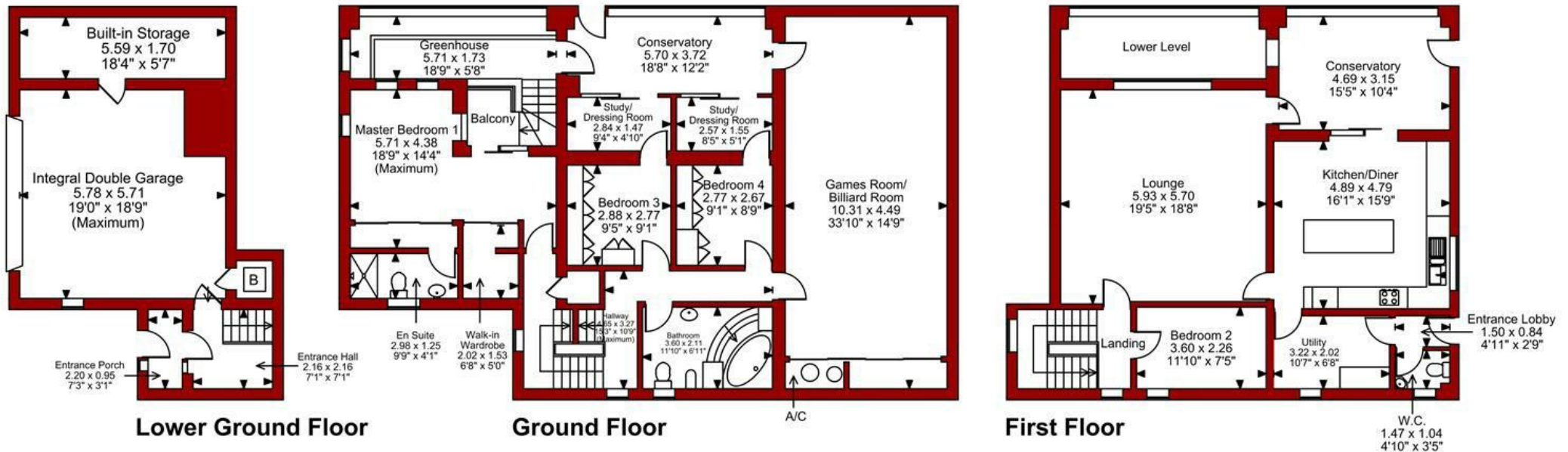








Brick Kiln Lane, Mansfield
Approximate Gross Internal Area
Main House = 263 SQ M/2827 SQ FT
Integral Double Garage = 32 SQ M/347 SQ FT
Built-in Storage Cupboard = 10 SQ M/104 SQ FT
Total = 305 SQ M/3278 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Issue Type	Sept	October	Nov	Dec	Total
Autism	198	2	2	27	130,000
Cluster Cks	464	2	2	26	30,000
Earthquake	674	3	2	29	1,400
Fairly	1,042	2	3	29	1,400
International Christmas Ck	806	3	2	29	1,400
International Christmas Ck	806	3	2	29	1,400
England	1,169	2	4	29	15,700
Yorkshire	1,036	2	4	3	4,700
Unusually	442	2	3	26	21,300
Unusually	1,036	2	4	3	4,700
Unusually	442	2	3	3	4,700
Unusually	474	2	2	4	1,800
Unusually	474	2	3	3	1,800
Unusually	474	2	3	3	1,800
Unusually	474	2	3	3	1,800

		Total	100	100,000
Grass AREA	Grass	18,100 acres	7.74 ha	
	Sub-T	10,000 acres	4,017 ha	
Grass COUNTRY		18,100 acres		

Part No.	Revised	Part Type	Part No.	Revised	Part Type
1		Part	100		Part
2		Part	101		Part
3		Part	102		Part
4		Part	103		Part
5		Part	104		Part
6		Part	105		Part
7		Part	106		Part
8		Part	107		Part
9		Part	108		Part
10		Part	109		Part
11		Part	110		Part
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101		Part	200		Part

Legal Information

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NOTES

- ALL SOFT LANDSCAPE PLANTING TO BE REFERRED TO LANDSCAPE ARCHITECT SPECIFICATIONS FOR FURTHER DETAIL.
- USEFUL & BUT NOT AN ACTUAL ENGINEER DETAIL FOR FURTHER

REVISONS	
P06	17/06/25 General updates following comment and client BCPIs updated. Plot 51-52 updated to Whitewater. Plots 20-25 allow sufficient space to the boundary.
P07	19/06/25 General updates following comment.
P08	20/06/25 Updated to private shared driveway. Ipoys included, following comment.
P09	20/06/25 Hatch pattern to private shared drive clients request.
P10	01/07/25 General site updates from highway discussion.
P11	03/07/25 General site updates from client on 03-07-25
P12	16/07/25 Visibility apertures at highway junction.
P13	17/07/25 Pavements amended to suit visibility



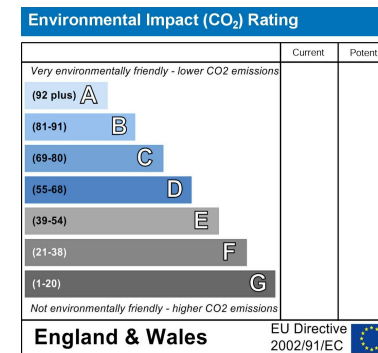
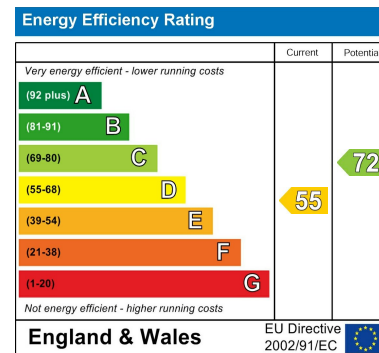
Brick Kiln Lane, Ma

DWG TITLE
Proposed Masterplan

STATUS
Preliminary

DATE	BY	CHK
	LH	JM
DWG NO.		

Any future



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