



2 Vale House News

BEYOND THE GATES

Privately positioned behind secure gates, the approach to No. 2 Vale House Mews unfolds with quiet drama. A sweeping driveway carries you through a mature 19th-century arboretum, where towering trees filter the light and create a sense of retreat long before the house itself comes into view. Emerging from this canopy, the Italianate villa reveals itself, a home built to be reminiscent of the 18th-century mansion once associated with Pleasley Mills owner William Hollis.



There is an immediate feeling of distinction here. Architectural symmetry, generous proportions and refined detailing combine to create a home that feels both impressive and effortlessly comfortable, set within a landscape that offers privacy without isolation.





A BRIGHT AND ELEGANT WELCOME

Stepping inside, the atmosphere shifts to one of calm sophistication. Solid oak flooring extends beneath high ceilings, while underfloor heating introduces a gentle, consistent warmth throughout the ground floor. The entrance hall is spacious yet welcoming, establishing a tone of considered design and effortless flow.



FUNCTION WITH FINESSE

Practical spaces are discreetly integrated. A stylish cloakroom sits conveniently to one side, while a neatly concealed plant room is tucked beneath the staircase. Ahead, glazed oak double doors draw you forward, offering a glimpse of the openness beyond.

EFFORTLESS ENTERTAINING

Beyond these doors lies the principal living and dining room, a beautifully proportioned space created for both everyday comfort and entertaining. Soft tones echo the landscape outside, while shuttered French doors frame tranquil views across the mill pond and open directly onto the terrace.





MOMENTS THAT UNFOLD

A deep bay window to the rear welcomes daylight, establishing an inviting focal point for dining or relaxed seating.

The impressive ceiling height accentuates the room's vertical scale, while the layout naturally forms distinct yet connected zones, allowing conversation to flow without crowding the space. Whether hosting a lively gathering or enjoying a quiet evening, the room adapts with ease, balancing openness with a reassuring sense of intimacy.





FORM & FUNCTIONALITY

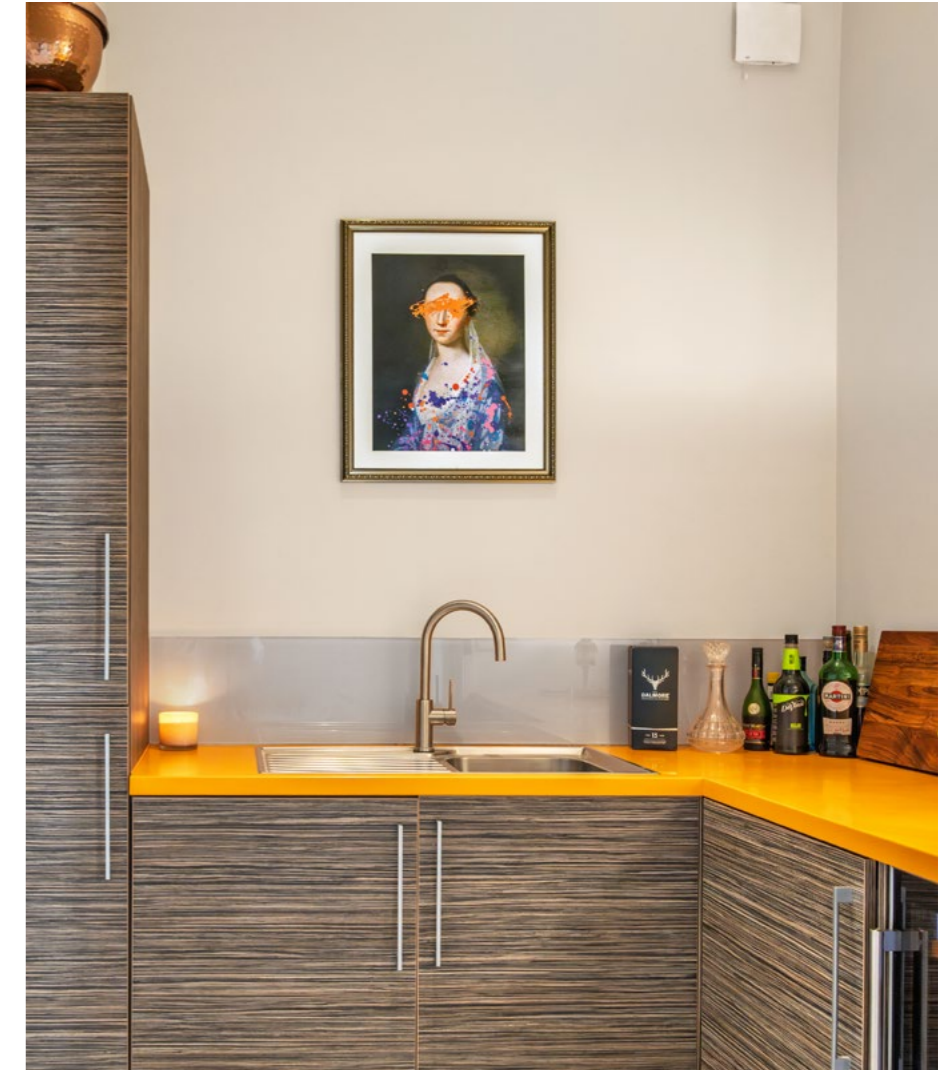
Flowing seamlessly from the living area, the kitchen balances contemporary precision with a warm, sociable atmosphere. Tall cabinetry houses integrated ovens alongside generous storage, while further units line the opposite wall, incorporating a sink and additional preparation space. At the centre, a substantial island anchors the room.





A CULINARY SPACE WITH SOCIAL EASE

Fitted with an induction hob and breakfast seating, the island forms a natural gathering point, suited to relaxed mornings, coffee with friends or the final moments of a dinner party. Subtle plinth lighting adds warmth in the evening, while a recessed utility area supports the space without interrupting its clean aesthetic. Double doors open onto the front patio, welcoming early sunlight and offering a peaceful place to begin the day outdoors.



A RELAXED RETREAT ABOVE

Ascending to the first floor, the sense of generosity continues. Glazed double doors reveal an informal lounge, a secondary living space that feels open, uplifting and quietly luxurious.

A broad bay window overlooks the water to the rear, while French doors lead onto a sheltered balcony terrace. From here, evenings unfold gently, whether enjoying a drink as the sun lowers or simply observing the shifting reflections across the pond. A contemporary media wall introduces modern comfort, making the room equally suited to lively gatherings or unhurried nights in.

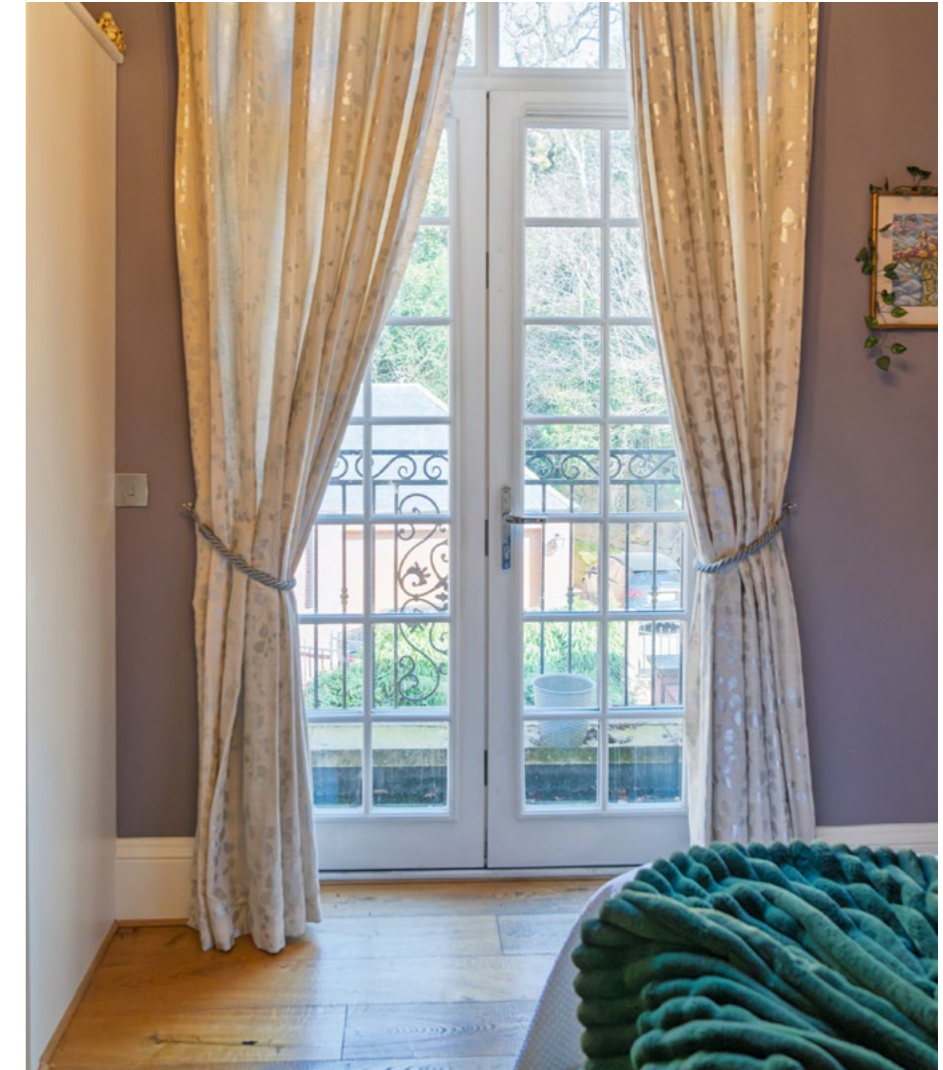




A ROOM WITH A VIEW

The first of the five bedrooms enjoys a soothing palette that lends a restful atmosphere from the moment you enter. French doors draw generous daylight into the space while also providing access to a charming balcony overlooking the dramatic cave formations opposite. The viewpoint offers a sense of connection to the landscape, creating a room that feels both sheltered and outward-looking.

Well-proportioned and quietly elegant, fitted storage allows the floor space to remain uncluttered, enhancing its calm, retreat-like quality.





CALM & CONSIDERED

Also positioned across the landing, the second bedroom offers a bright and welcoming atmosphere, with ample space to accommodate a double bed while maintaining a sense of openness. Soft light filters in throughout the day, complemented by the outlook towards an elegant wrought-iron balcony, framing the environment beyond.

Calm in tone and thoughtfully arranged, it is a space that lends itself equally well to guests or family living, offering comfort with a quietly refined finish.





BALANCE IN CONTRAST

Serving this level, the family bathroom is both spacious and thoughtfully designed. Contrasting black-and-white tiling creates a striking visual balance, combining classic monochrome elegance with a contemporary edge. Underfoot, the tiled floor provides a clean foundation, while a feature wall introduces depth and character.



REFRESH & REVIVE

A full-sized bath offers the luxury of a long, restorative soak, while the separate walk-in shower provides a more invigorating alternative. The rainfall shower provides a soothing, spa-like experience, offering a refreshing start or a relaxing end to the day. Vanity storage keeps everyday essentials neatly concealed, ensuring the room remains as practical as it is visually composed.



THE PRINCIPAL SUITE

Occupying the uppermost level, the principal suite forms a secluded sanctuary set apart from the rest of the home. The atmosphere here is quieter and more intimate, enhanced by elevated views across the water to the rear. French doors open directly onto a private patio terrace, allowing natural light to travel deep into the room while creating a seamless extension of the living space outdoors.





A PLACE OF ELEVATED PRIVACY

This elevated vantage point offers a peaceful setting for morning coffee or a moment of stillness as dusk settles across the landscape. A walk-in wardrobe provides extensive storage, thoughtfully arranged to preserve the bedroom's serene, uncluttered feel.

The adjoining en-suite is generously proportioned and designed to support both relaxation and efficiency. A large bath invites long, unhurried evenings, while a separate walk-in shower allows for a brisk start to the day. Neutral tiling forms a calm backdrop, enhanced by soft lighting and a heated towel radiator that adds a welcome touch of everyday luxury.



FLEXIBLE & WELCOMING

Positioned to the front of the home, this spacious double bedroom enjoys an engaging outlook across woodland and the distinctive rock formations beyond. The view introduces a natural sense of depth, bringing an airy, uplifting quality to the room.



The room is comfortably arranged to accommodate a large bed alongside additional furnishings, it is well suited as a guest room or secondary bedroom. Daylight moves gently through the space, enhancing its composed and welcoming atmosphere.



EFFORTLESS VERSATILITY

Also located to the front, the final bedroom offers similar proportions and outlook, making it equally suitable for guests, family members or alternative uses such as a dressing room or creative space. The balanced layout allows furniture to be arranged with ease, while the window frames an engaging natural outlook. Fitted storage ensures practicality, allowing the room to remain adaptable to changing needs over time.



A SPACE TO RECHARGE

Serving the additional bedrooms, the contemporary shower room is finished to a high standard, combining functionality with understated style. A walk-in shower provides ease of use, complemented by a heated towel radiator, wash basin and WC.

Clean lines and quality fittings create a space that feels fresh, efficient and quietly refined, perfectly suited to both daily routines and visiting guests.



RICH IN LIFE & LANDSCAPE

Outside, the setting feels immersive and ever-changing. To the front, raised sleeper beds and climbing planting soften the architecture while providing colour throughout the seasons. A wide patio offers space for outdoor dining, evening drinks or simply enjoying the stillness of the surroundings.



GARDENS IN NATURE'S EMBRACE

The rear garden unfolds more informally, with woodland edging a pond that mirrors the shifting tones of the seasons. From the first fresh greens of spring to the deeper, burnished hues of autumn, the landscape maintains a constant visual connection to the surrounding nature.

Multiple seating areas are thoughtfully positioned to follow the movement of the sun, offering a choice of settings for both entertaining and quieter moments of retreat. Whether gathering with friends or enjoying a slower pace of day, the garden provides a series of natural vantage points, each with its own atmosphere and sense of calm.





EVERYDAY PRACTICALITY

A double garage provides secure and sheltered parking, complemented by a generous driveway with EV charger, that allows for easy manoeuvring and additional vehicles. The layout is well considered for both day-to-day use and visiting guests, ensuring practicality is seamlessly integrated without compromising the sense of space or approach.



IMMERSED IN THE LANDSCAPE

Surrounded by a richly textured landscape, life at No. 2 Vale House Mews unfolds at a gentler pace. From the moment you step outside, pathways lead through meadow grass and into established woodland, where the changing seasons bring a quiet rhythm to daily life. In spring, bluebells and wild garlic soften the ground beneath the trees, while skylarks drift overhead and the distinctive call of green woodpeckers carries through the air.

The nearby mill pond forms a natural focal point within the setting, its still waters reflecting the shifting light and colours of the surrounding landscape. Throughout the year, it offers a constant visual presence, grounding the home within its environment and enhancing the sense of place.



ON YOUR DOORSTEP

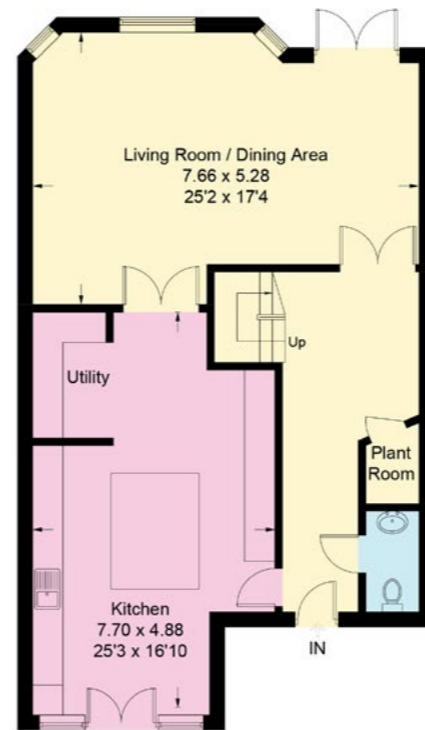
While the setting feels deeply connected to nature, everyday convenience remains within easy reach. A selection of local amenities, independent cafés and well-regarded dining spots can be found nearby, alongside more practical provisions in the neighbouring towns.

Convenient rail links from Mansfield Woodhouse provide straightforward access to Nottingham, ensuring a smooth transition between rural surroundings and wider connections. Altogether, this is a setting that balances quiet immersion in the landscape with a measured sense of accessibility, allowing each day to unfold with both ease and intention.

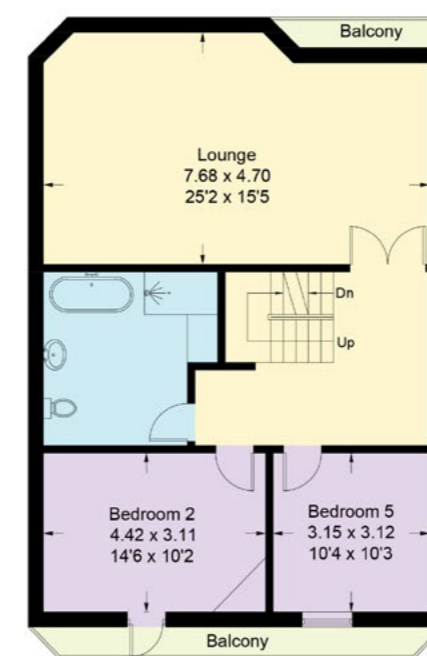
FLOOR PLAN

Approximate Gross Internal Area = 256.9 sq m / 2765 sq ft.

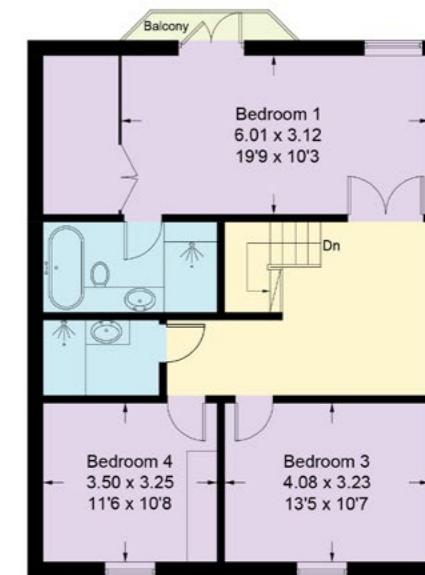
Illustration for identification purposes only. Measurements are approximate. Not to scale.



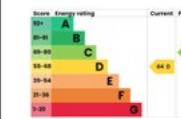
Ground Floor



First Floor



Second Floor



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