

Shipton Hill Farm, Mansfield Road, Nottinghamshire.

£595,000 Freehold

REDUCED



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this stunning detached farmhouse set in approximately one acre. This home benefits from a wealth of space internally and externally and boasts superb rural views to all aspects. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room and Bathroom to the ground floor with four fantastic Bedrooms and further WC to the first floor.

Externally, the property is set upon one acre of wonderful gardens with impressive countryside views to all aspects but none more so than the stunning view to rear elevation where patio area overlooks miles of fields and greenery. Elsewhere throughout the gardens, there are fruit trees and incredibly well maintained mature shrubbery which ensure many private spaces to relax. To the front elevation, there is a sweeping driveway fit to house several cars.

## FEATURES

- Set in Approximately One Acre
- Driveway For Several Vehicles
- Stunning Countryside Views
- Family Home with Potential
- Traditional Farm House
- Viewing Absolutely Essential



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC double glazed door to front elevation with carpeted flooring, wall mounted radiator and doorways to;

### Bathroom

7' 6" x 5' 9" (2.29m x 1.75m) An tiled three piece suite including; bath with shower attachment, pedestal handwash basin and low level WC. Wood effect flooring runs throughout whilst mini wall mounted radiator, obscured double glazed window to rear elevation and fitted airing cupboard complete the space.

### Living Room

20' 7" x 12' 2" (6.27m x 3.71m) Enjoying a dual aspect with double glazed window to front elevation and double glazed French doors to rear elevation. Carpeted flooring runs throughout whilst two wall mounted radiators and stunning decorative fireplace complete the space.

### Dining Room

13' 10" x 12' 4" (4.22m x 3.76m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Kitchen

12' 3" x 7' 9" (3.73m x 2.36m) Featuring a range of base cupboards and eye level units with accompanying worktops and tiled splashbacks. Split stable door opens to Utility Room whilst double glazed window overlooks the rear enclosed garden.

### Utility Room

6' 6" x 5' 9" (1.98m x 1.75m) Benefitting from worktop space of its own and under counter plumbing/power for washing machine and tumble dryer. Double glazed window to rear elevation, tiled flooring and UPVC double glazed exit door complete the space.

### First Floor

### Landing

Accessing all four Bedrooms and the family Bathroom, this carpeted space also benefits from double glazed window with far reaching countryside views to front elevation.

### Bedroom One

13' 8" x 12' 1" (4.17m x 3.68m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

12' 3" x 12' 2" (3.73m x 3.71m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

13' 8" x 7' 9" (4.17m x 2.36m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

12' 1" x 7' 8" (3.68m x 2.34m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### WC

### Outside

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### Council Tax

We understand that the property currently falls within council tax band D, with Ashfield District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







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