

Mulberry House Farm, Babbington Village, NG16 2SS

£850,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 19th Century Detached Farm House
- 3 Bedrooms
- 2 Reception Rooms
- Modern Dining Kitchen
- Conservatory & Study
- Driveway & 2 Garages
- 3.5 Acre Plot (Approx)
- Popular Semi Rural Location
- Fully Renovated Throughout
- Character & Charm Throughout

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
mail@watsons-residential.co.uk
 Ref - 27765107

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** INTRODUCING MULBERRY HOUSE *** This is a rare opportunity to acquire a prestige property in the quaint village of Babbington. With only a handful of dwellings, this much sought after location offers idyllic countryside surroundings, without being too cut off from amenities. The accommodation has been extended to provide great space, particularly downstairs which is great for families and entertaining, comprising in brief: porch, entrance hall, lounge, sitting room, open plan dining kitchen with bi-fold doors out to the generous lawned rear - great space for families and those who enjoy enjoy entertaining. Upstairs, the landing leads to the 3 double bedrooms and family bathroom. Outside is what makes this property a rare find, with a generous plot of 2 acres and open countryside beyond - so there is almost total privacy and plenty of space for children and dogs. Despite the semi rural plot, the neighbouring towns of Kimberley, Ilkeston and Eastwood provide a wide range of shops & amenities within a short drive, whilst the most amazing countryside walks are on your doorstep! The A610, Tram network & M1 motorway are also within a 10 minute drive. You can't fail to be impressed by this family farmhouse in the most amazing setting - we urge you to see for yourself, so call our sales team now to arrange a convenience time.

Porch

Brick & uPVC double glazed and stable door to the entrance hall.

Entrance Hall

Stairs to the first floor. Doors to the sitting room & lounge.

Sitting Room

5.47m x 3.77m (17' 11" x 12' 4") 2 uPVC double glazed windows to the rear, Inglenook fireplace with inset space for multifuel burner, 2 radiators, wood effect laminate flooring and door to the study.

Lounge

6.69m x 3.64m (21' 11" x 11' 11") UPVC double glazed windows to the front, side & rear, Inglenook fireplace with inset multi fuel burner, door to the entrance hall. Open to the dining kitchen.

Dining Kitchen

9.74m x 3.74m (31' 11" x 12' 3") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated dishwasher, vaulted ceiling, uPVC double glazed window to the side, 2 uPVC double glazed window to the front, bi folding doors to the rear garden and open to the lounge. Door to the rear lobby.

Rear Lobby

Tiled flooring, wall mounted combination boiler and door to the rear garden.

Study

4.67m x 3.91m (15' 4" x 12' 10") UPVC double glazed window to the rear, multi fuel burner, French doors to the conservatory and door utility room.

Conservatory

4.28m x 4.09m (14' 1" x 13' 5") Brick & uPVC double glazed construction. Tiled flooring, radiator and French doors to the rear garden.

Utility Room

4.04m x 2.3m (13' 3" x 7' 7") A range of matching wall & base units, plumbing for washing machine, radiator and doors to the WC and side.



WC

WC, radiator and uPVC double glazed window to the rear.

First Floor

Landing

UPVC double glazed window to the rear, radiator and doors to all bedrooms and bathroom.

Bedroom 1

5.51m x 3.85m (18' 1" x 12' 8") 2 uPVC double glazed windows to the front, walk in wardrobe and radiator.

Bedroom 2

4.14m x 3.8m (13' 7" x 12' 6") UPVC double glazed window to the front and radiator.

Bedroom 3

4.16m x 2.45m (13' 8" x 8' 0") UPVC double glazed windows to the side & rear, radiator, wall mounted combination boiler and access to the attic.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, freestanding bath and shower cubicle with mains fed rainfall effect shower over. UPVC double glazed window to the rear, skylight, vaulted ceiling and traditional radiator.

Outside

Set in approx 3.5 acres, there are generous lawns around the property, as well as extensive parking including 2 garages. With beautiful countryside all around, only a handful of neighbours and very little traffic, the area is well suited for dog walking - with Kimberley and Strelley village being suitable destinations. Needless to say, there is a very high level of privacy.