



£425,000 Freehold

2 THE OAKLANDS OUTGANG LANE | PLEASLEY VALE | MANSFIELD | NG19 8SB

**BuckleyBrown**  
ESTATE AGENTS

YOUR COUNTRY ESCAPE!...We are thrilled to bring to market this impressive and highly versatile barn conversion, offering an exceptional opportunity for those seeking space, privacy, and lifestyle potential.

Internally, the property boasts a spacious living area, beautifully enhanced by sliding doors that open out onto the grounds, allowing for an abundance of natural light and a seamless connection to the outdoors. The generous kitchen/diner provides ample space for all essential appliances as well as comfortable dining, complemented by a practical utility room.

In addition, there are three further well-proportioned rooms, all offering excellent flexibility to suit a variety of needs, whether that be additional bedrooms, home offices, or hobby spaces. A family bathroom fitted with a three-piece suite completes the internal accommodation.

Set within an exceptional plot of approximately 2.5 acres, the outdoor space is truly a standout feature. With its vast open grounds, the property could be ideally suited for equestrian use or those just looking to enjoy flexible outdoor space.

Enjoying a private position this home offers a peaceful and secluded setting, while also presenting exciting scope for further development or extension, subject to the necessary planning permissions.

\*There is also the potential of purchasing additional parts of the land, along with a secondary property.

Call today to find out more!





**Utility Room 11'6" x 12'4"**

Generous extra workspace for appliances, with its own external door—useful for laundry, storage, or muddy boots.

**Hall**

Giving access to;

**Living Room 17'10" x 22'1"**

Large main living space with a log burner, two radiators, and sliding doors to the outside—likely a bright, central gathering area.

**Kitchen/Diner 19'7" x 10'5"**

Complete with an excellent range of matching units and cabinets with worktop over, inset sink and drainer, oven set with hob, space and plumbing for a dishwasher, dining space, central heating radiator and window to the rear elevation.

**Bedroom One 17'10" x 11'10"**

With central heating radiator and window to the side elevation.

**Bedroom Two 14'5" x 10'5"**

With central heating radiator and window to the front elevation.

**Additional Room 13'6" x 10'5"**

Can be used flexible to suit your needs, with central heating radiator and window to the front elevation.

**Bathroom 8'0" x 10'5"**

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, central heating radiator and opaque window to the front elevation.

**Outside**



Set within an exceptional plot of approximately 2.5 acres, the outdoor space is truly a standout feature. With its vast open grounds, the property could be ideally suited for equestrian use or those just looking to enjoy flexible outdoor space.



Ground Floor  
 141 sq.m/1522.46 sq.ft  
 Approx.



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.  
 CC Ltd ©2018

**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>			74
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		29	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 THE OAKLANDS OUTGANG  
LANE  
PLEASLEY VALE  
MANSFIELD  
NOTTINGHAMSHIRE  
NG19 8SB



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



**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.