



Offers In The Region Of £425,000 Freehold

THE COTTAGE MAIN ROAD | KINGS CLIPSTONE | MANSFIELD | NG21 9BT

**BuckleyBrown**  
ESTATE AGENTS



## YOUR DREAM HOME IS HERE...

Welcome to storybook living in the heart of the countryside. Nestled in the picturesque village of Kings Clipstone, this enchanting five-bedroom detached cottage is truly one of a kind — brimming with character, warmth, and timeless charm.

From the moment you step inside, you're greeted by rustic exposed wooden beams, cosy corners, and a welcoming atmosphere that makes this house feel like home. The ground floor boasts a generously sized living room, a charming country-style kitchen complete with modern amenities, a warm and elegant dining room perfect for hosting loved ones, and even a practical external boiler room for added convenience.

Upstairs, the first floor offers three spacious double bedrooms and a beautifully appointed four-piece family bathroom. The top floor adds even more flexibility with two additional bedrooms, ideal for guests, teenagers, or transforming into a home office or creative studio.

Outside, the home continues to impress. A private gated entrance opens to a large paved driveway, a double garage, and a car port — providing plenty of secure parking. The landscaped garden is a true haven, featuring multiple outdoor seating areas for alfresco dining, a well-kept enclosed lawn, mature shrubs, and panoramic views of the surrounding countryside that create a peaceful atmosphere.

Not to mention the stunning summer house with large windows, natural wood finishes, and an open, airy layout. Includes a sleek WC - ideal for a stylish summer escape.

This is more than just a house — it's a lifestyle. A rare opportunity to own a unique rural retreat where charm, space, and serenity come together. Call now to arrange a viewing!







#### Living Room 16'5" x 12'2"

Carpeted flooring, central heating radiator, log burner fireplace, exposed wooden beams and a storage cupboard. Fitted with dual aspect windows to the front and side.

#### Kitchen 28'1" x 8'0"

Expansive kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and ample space for dining furniture. Further space and plumbing for a washing machine and tumble dryer. Access to a handy pantry. Fitted with windows and an external door to the rear elevation. Featuring exposed wooden beams running along the ceiling.

#### Dining Room 12'3" x 12'2"

Versatile room with exposed beams and a window to the front elevation.

#### Landing

Carpeted flooring, dual aspect windows to the front and rear along with leading access into;

#### Bedroom Three 13'0" x 13'1"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Four 12'1" x 12'10"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Five

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.



#### Bathroom 11'8" x 7'8"

Four piece suite including a hand wash basin, low flush, bath and a shower. Window to the side.

#### Landing

With leading access into;

#### Bedroom One 12'11" x 13'1"

Carpeted flooring, central heating radiator and a window to the side elevation.

#### Bedroom Two 12'6" x 13'1"

Carpeted flooring, central heating radiator and a window to the side.

#### Summer House 19'4" x 14'5"

Bright and airy reception room with dual aspect windows to the front and side along with patio doors opening onto the garden. Additional access to a wc.

#### Garage 16'3" x 20'4"

Double garage with windows to the side and rear along with an external door to the side.

#### Outside

Private frontage with a gated entrance leading to a double garage, car port and a paved driveway. Externally, this property also offers ample seating space for alfresco dining. Enclosed lawn area with surrounding decorative shrubs and stunning countryside views.







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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**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>		<b>85</b>
(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>	<b>58</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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