



GUIDE PRICE £350,000 - £400,000

Squires Lane, Kings Clipstone,
Mansfield,

Welcome to **BuckleyBrown**, where every home
is carefully presented, so you can explore
with clarity and confidence.

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"Properties like this don't come along very often. Yes, it needs work, but behind it all is a home full of character, generous room sizes and incredible potential. For the right buyer with vision and imagination, this could become something truly exceptional."

Jon, Director.



A HIDDEN GEM WAITING TO SHINE

A character-filled detached home with generous proportions, a large garden and endless potential to create a truly outstanding family home.

Every so often, a property comes to market that isn't about what it is today—it's about what it could become. This detached home offers an exciting opportunity for buyers looking for a rewarding renovation project. Packed with original features, generous living spaces and a fantastic plot, it provides the perfect blank canvas for someone ready to breathe new life into a home that deserves to be loved once again.



THE FINER DETAILS

Requiring full refurbishment throughout, this is a home that rewards imagination.

Behind its tired appearance lies a property bursting with potential, offering spacious accommodation, two generous double bedrooms, large reception space and a sizeable kitchen with adjoining utility, cloakroom and useful storage space. Original features including parquet flooring, a beautiful stone fireplace and bay window provide a glimpse into the home's character, while the impressive plot and detached garage create endless possibilities for the future. Whether restored sympathetically or transformed into a contemporary family home, the foundations are already here for something truly special.

Stepping inside, the generous proportions immediately become apparent. The spacious bay-fronted lounge is centred around an original stone fireplace, creating a wonderful focal point with character that's difficult to replicate. The kitchen offers excellent space for redesign and flows through to the utility area, WC and former coal store, while the welcoming entrance hall provides a practical layout connecting each room. Every space offers exciting potential to reconfigure, modernise and tailor to your own lifestyle.

The first floor continues to impress with two exceptionally generous double bedrooms, both enjoying excellent proportions that are rarely found in modern homes. A spacious family bathroom serves the accommodation, while useful built-in storage and eaves space add further practicality. The generous landing enhances the sense of space throughout, with every room presenting an exciting opportunity to restore and personalise.

Outside, the possibilities continue. The property benefits from a substantial rear garden that provides more than enough space for landscaping, entertaining or even extending the home, subject to the necessary permissions. Ample off-street parking and a detached garage add further appeal, making this a practical home as well as an exciting project.





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LIFE IN KINGS CLIPSTONE

Surrounded by beautiful Nottinghamshire countryside, Kings Clipstone and neighbouring Clipstone offer the perfect balance of peaceful village living and everyday convenience.

Steeped in history and renowned for the iconic ruins of King John's Palace, the area is rich in character while providing a welcoming community atmosphere. Scenic woodland walks, cycling routes and open green spaces are all on your doorstep, making it an ideal location for those who enjoy the outdoors.

Despite its peaceful rural setting, Kings Clipstone and neighbouring Clipstone are well served by a range of everyday amenities, including local shops, pubs, a primary school and community facilities. For a wider selection of supermarkets, retail parks, restaurants and leisure amenities, the nearby towns of Mansfield and Ollerton are just a short drive away. Excellent road links via the A60 and A617 provide convenient access to Mansfield, Newark and the wider Nottinghamshire area, while regular bus services connect the villages to surrounding towns. Combining countryside charm with everyday convenience, the area is an ideal choice for those seeking a quieter pace of life whilst remaining well connected.





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

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Key Features

Detached character home requiring full refurbishment

Large rear garden with enormous potential

Two generous double bedrooms

Spacious lounge with original stone fireplace and bay window

Detached garage and off-street parking

Original features including parquet flooring

Outstanding opportunity to create a forever home

Approximate Size

1,986 Sq. ft

Energy Performance Certificate

Rating G

Council Tax Band

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exceptional representation.

Let's Chat.

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