

Papillon, Main Road, Langwith, Mansfield, Nottinghamshire, NG20 9BH

£340,000

Tel: 01623 626990

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Part Attached Stone Barn Conversion
- 10.2m Open Plan Living/Dining/Kitchen
- Conservatory & Downstairs WC
- Adjoining Workshop/Store
- Bordering to River Poulter
- 4 Double Bedrooms & Modern Bathroom
- Garden Room Extension & Bar Area
- Substantial Block Paved Driveway
- Enclosed West Facing Rear Garden
- Attractive Woodland Rear Aspect

A part attached, two storey, four double bedroom stone barn conversion with a substantial block paved driveway in an attractive village setting bordering to the river Poulter with woodland beyond.

Papillon is built from stone elevations beneath a pantile roof and dates back to the mid 19th Century. The property was converted in the 1980s across two floors with a further ground floor brick extension to the rear in the mid 1990s.

The living accommodation comprises an entrance porch open plan to an entrance hallway, a substantial 10.2m open plan living/dining/kitchen with 4m vaulted ceiling and three King post trusses. Double doors open onto the garden room extension which leads to a bar area and utility/WC. At the other end of the ground floor, there is a spacious master bedroom with fitted wardrobes, conservatory, second double bedroom and a modern bathroom. The first floor dual aspect galleried landing/study area leads to two further double bedrooms. The property has gas central heating and UPVC double glazing.

OUTSIDE

Papillon stands back from Main Road behind a brick wall and fenced boundary frontage offering excellent privacy from the road. There is a substantial block paved driveway with turning space providing off road parking for numerous vehicles leading to an adjoining workshop/store. There is a raised front garden area laid to artificial grass with a low retaining walled boundary. To the rear of the property, there is a westerly facing, enclosed garden bordering to the river Poulter with a pleasant woodland backdrop. There is an extensive paved patio which extends across the rear of the property with a modern glass boundary leading to an undercover hot tub area (12'10" x 11'3"). There is a further decked seating area, lawn, large rockery with plants and two separate gravel borders to the side and rear with ample stone seating slabs and a step overlooking the river Poulter and woodland beyond.

A MODERN UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALLWAY

18'7" x 7'0" max (5.66m x 2.13m max)
(Plus 6'0" x 4'0" entrance porch). With radiator, oak flooring, two double glazed windows to the front elevation and stairs to the first floor landing.

OPEN PLAN LIVING/DINING/KITCHEN

33'6" x 14'0" (10.21m x 4.27m)
A substantial open plan living/dining/kitchen with 4m vaulted ceiling and three King post trusses. The kitchen has a range of wall cupboards, base units and drawers with laminate and granite work surfaces. Belfast sink with chrome swan-neck mixer tap. There is a central, moveable island with drawers and shelving and laminate work surfaces. There is a freestanding range cooker with two ovens, separate grill and a tray drawer, seven ring gas hob and chimney extractor hood above. Plumbing for a dishwasher, tiled splashbacks, slate tiled flooring to the kitchen and dining area, cupboard housing the Baxi combi boiler, double glazed window to the front elevation, modern UPVC entrance door off the driveway and three roof windows to the front and rear elevations. Radiator, contemporary radiator, oak flooring to the living area and French doors opening through to the:

GARDEN ROOM

12'9" x 9'9" (3.89m x 2.97m)
With radiator, flagstone floor, two windows to the rear elevation and sliding patio door leading out onto the rear garden. Open plan to:

BAR

10'8" x 7'3" (3.25m x 2.21m)
With built-in bar, space for two fridges underneath. Tiled floor, flagstone floor and fitted shelving.

UTILITY/WC

7'4" x 3'9" (2.24m x 1.14m)
Having plumbing for a washing machine. Low flush WC and wash hand basin. Block paved floor and double glazed window to the rear elevation.

MASTER BEDROOM 1

12'0" excluding wardrobes x 11'1" (3.66m excluding wardrobes x 3.38m)
Plus 4'0" x 2'6" on entry to the room, with access to an understairs storage cupboard. The first of four double bedrooms. Bedroom one has fitted wardrobes with ample hanging rails and shelving and two sets of double sliding doors. Radiator, painted wood floor and French doors opening to:

CONSERVATORY

9'10" x 9'0" (3.00m x 2.74m)
With French doors leading out onto the rear garden.

BEDROOM 2

11'0" x 9'5" (3.35m x 2.87m)
A second double bedroom, with radiator and double glazed window to the rear elevation.

BATHROOM

9'7" x 5'9" (2.92m x 1.75m)
Having a modern three piece white suite comprising a P-shaped panelled bath with mixer tap

and rainfall shower over, plus additional shower handset. Large, wall hung vanity unit with wash hand basin and two storage drawers beneath. Low flush WC. Floor-to-ceiling wall mounted cabinet, chrome heated towel rail, four ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING/STUDY AREA

13'2" x 10'0" (4.01m x 3.05m)
A spacious, dual aspect landing area which can be utilised as a study area with concealed radiator and double glazed windows to the front and rear elevations.

BEDROOM 3

13'5" x 10'4" (4.09m x 3.15m)
A third double bedroom with radiator and double glazed window to the rear elevation affording pleasant views of the garden, stream and woodland beyond.

BEDROOM 4

13'0" x 10'6" (3.96m x 3.20m)
A fourth double bedroom with radiator and double glazed window to the rear elevation affording pleasant views of the garden, stream and woodland beyond.

ADJOINING WORKSHOP/STORE

14'2" x 7'6" (4.32m x 2.29m)
With power and light points and extensive shelving. Flat roof.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.






























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GUINNESS
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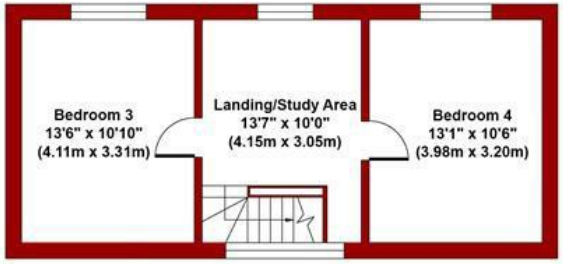
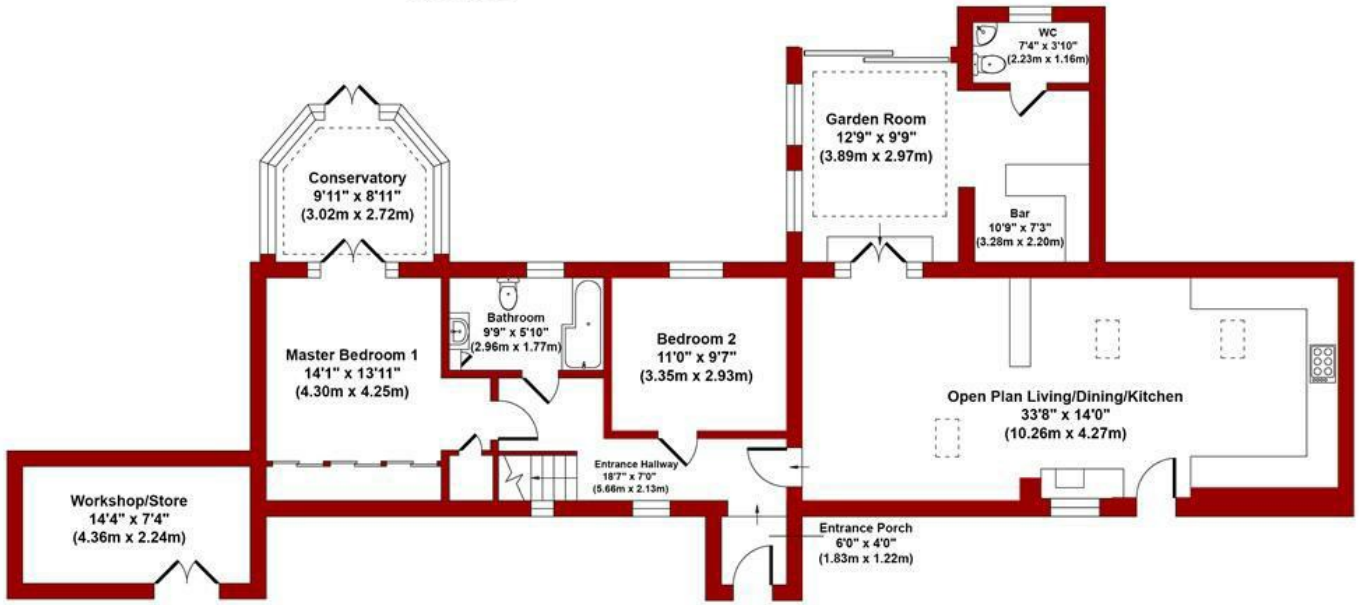
Main Road, Langwith
Approximate Gross Internal Area
Main House = 1767 SQ FT / 164 SQ M
Workshop/Store = 105 SQ FT / 10 SQ M
Total = 1872 SQ FT / 174 SQ M



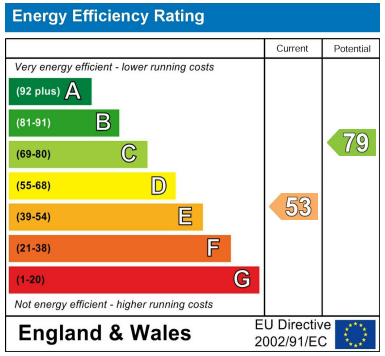
First Floor

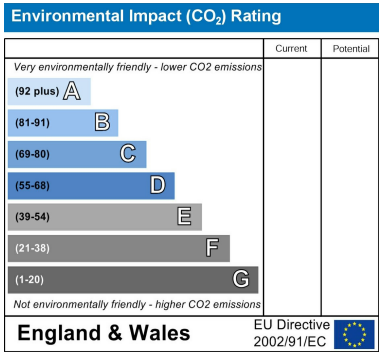


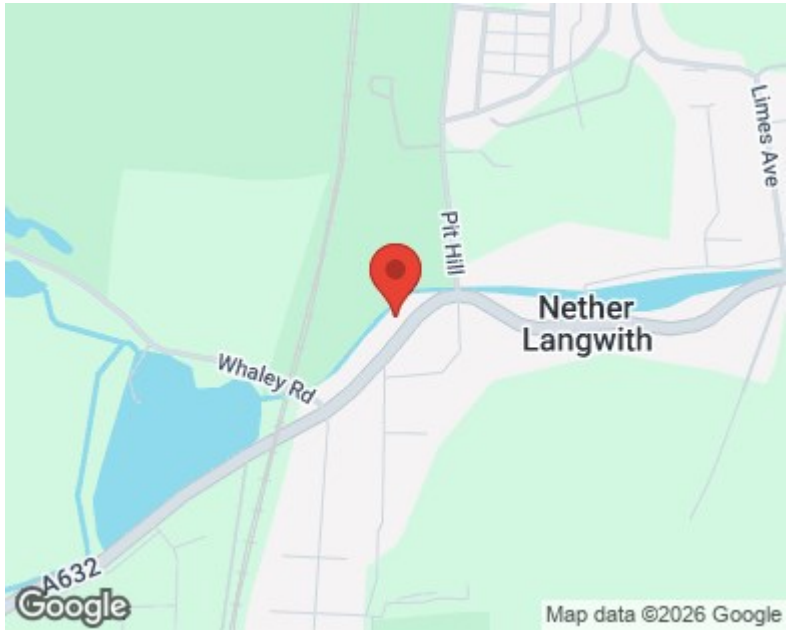
Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only









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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990

RICS
The Property Ombudsman

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