



## Mansfield Road, Worksop, S80

**£3,000,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 13

Grade 1 listed Elizabethan country house, designed by the renowned architect Robert Smythson. This period property is truly one of a kind and an incredible opportunity for those to purchase such a home. The exact date it was built is unknown but expected to be around 1540, situated on a

## Key features:

- grade 1 listed manor house
- 11.7 acres of land
- 5 stables
- recently renovated
- private access
- designed by Robert Smythson
- potential commercial use
- electric wrought iron gates
- ten bedrooms
- four reception rooms
- four bathrooms
- Separate barn with 3 bedrooms and 2 ensuites

## Extra info:

- **Property Age:** 479 years
- **Council Tax:** Band f (£2816.92 per-annum)
- **Double Glazing:** None
- **Heating:** Gas
- **Parking:** Garage



Grade 1 listed Elizabethan country house, designed by the renowned architect Robert Smythson. This period property is truly one of a kind and an incredible opportunity for those to purchase such a home.

The exact date it was built is unknown but expected to be around 1540, situated on a 11.7 acre plot, this stunning home is currently being used as a residential dwelling but has been used as a hotel in the past and offers potential to be used for commercial purposes again, and would make a beautiful wedding venue.

The Manor is located at the top of a private road off Mansfield Rd, enclosed by private electric wrought iron gates, as you drive through the grounds you can only but be impressed when you finally approach the property and see it for the first time. Renovated in recent years to bring a beautiful balance of period and modern features, the current owners have done a fantastic job of preserving the character throughout.

The ground floor comprises of entrance porch, reception hall which flows in to the dining room and kitchen with utility area, study/games room and two separate lounges. The ground and first floor also have the benefit of underfloor heating excluding the kitchen.

Over the next four floors the property continues to wow you with it's many features and captivating design, offering ten bedrooms, four bathrooms which are all centered around the Great Hall which is beautifully situated at the heart of the building.

There are foundations in place to the rear elevation ready for an orangery to be built, but planning permission would be required. This foundation has power, tv ports, and plumbing for underfloor heating already in place.

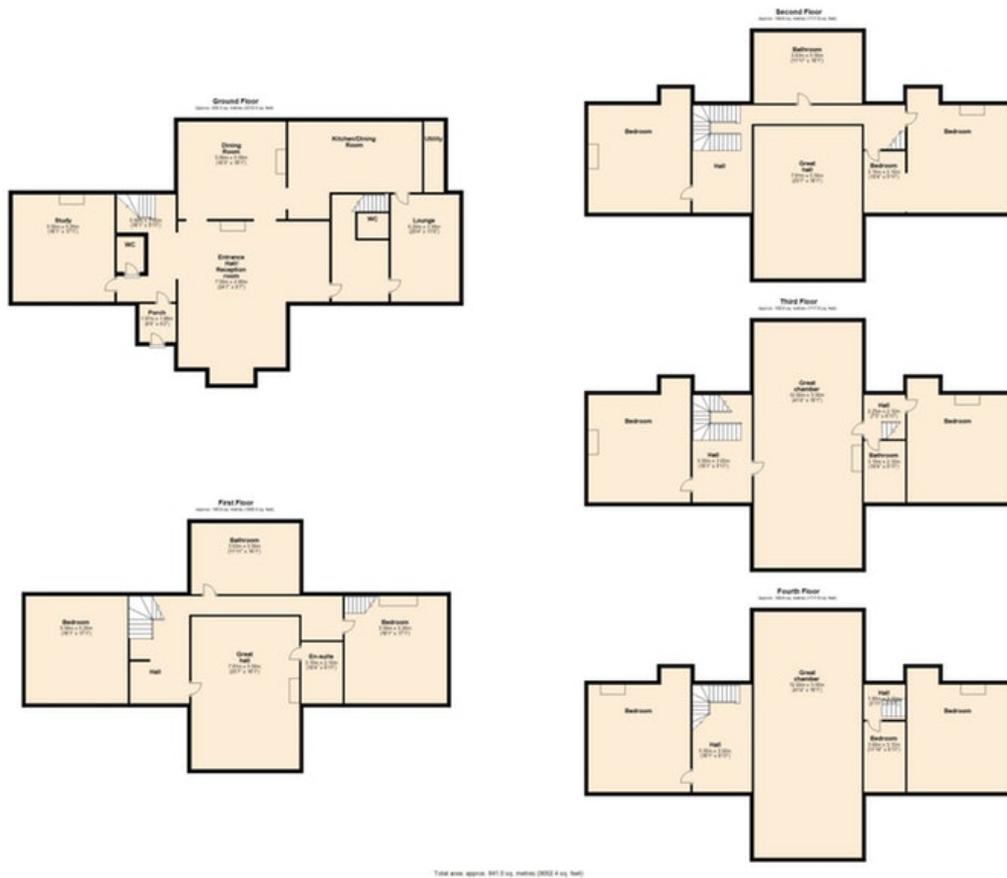
The property sits on 11.7 acres of land with a block of 5 stables with 8 acres allocated to them, and two natural ponds. A 3 1/2 bay garage with upstairs storage is close to the house and an outside toilet with wash facilities and power.

In addition to this the Manor, within the grounds, there is a beautiful detached stone cottage which was built in 2013. The Cottage which offers ground floor sleeping and first floor living briefly comprises entrance hall, lounge with bi-fold doors overlooking the garden, kitchen/diner, cloakroom WC, three double bedrooms, en-suite to master, and jack and jill bathroom between the other bedrooms. Externally there is a double garage and a beautiful view of the area with a 2 acre walled private orchard, ideal for those who are looking to have family live with them. This would also be ideal for those who are looking to change the use to commercial and live on site.

Services- the property has main power and water connected, with separate non mains waste. There is two underground lpg gas tanks and a new biomass gasification boiler installed with the option of switching between the two.

Viewing is highly essential to truly appreciate this incredible property and all that it has to offer.

Floor plan:



MISREPRESENTATION ACT, 1967.

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