



**Birklands House, 8 Sandy Lane, Warsop,  
Mansfield, Nottinghamshire, NG20 0PQ**

**£525,000**  
Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Large Detached Family Residence
- Four Large Double Bedrooms
- Three Spacious Reception Rooms
- Large Detached Garage & Outbuildings
- Plot Circa 0.8 Of An Acre
- Characterful Features Throughout
- Contemporary Bathroom & En Suite
- Timeless Quality Kitchen
- In Total Approx 3,789 Sq Ft
- Extremely Private Position

Birklands House is a substantial, traditional, four double bedroom detached family house, understood to date back to the early 1900's, occupying an excellent sized plot extending to circa 0.8 of an acre. The property was originally designed & built for an extremely wealthy and well known family and was the proud centre piece set on it's own even larger plot with surrounding acreage. Over time, the land has been tastefully split to allow distant surrounding dwellings to be built, which in turn gives this property a more manageable yet still with a generous plot with a true exclusive feel.

The property has been owned by our client for over twenty years, during which time this unique dwelling has been updated. The house has been sympathetically and tastefully improved in all the correct places, with the highest quality of materials and excellent adaptations which has given this property a charming and premium edge. To mention the more recent, high-quality changes include a re-fitted kitchen, contemporary family bathroom and en suite. Alongside the stylish, contemporary changes there are also a whole host of original features including fireplaces, coving, oak panelling and staggering 9ft ceilings to all the rooms which continue to add that tasteful, traditional feel.

The property offers grand and spacious family living accommodation spanning two floors, in the region of 2,695 sq ft. The house accommodation, garaging and outbuildings in total provide in the region of 3,789 sq ft. There is a large reception hall with access into a cloakroom area with fitted storage cupboards, two downstairs WCs, large sitting room and lounge. There is also a living kitchen and an alternative entrance with utility cupboard. To the first floor landing there are four large double bedrooms including a master with a contemporary en suite and a sleek and stylish family bathroom.

Externally, this property stands in all it's prestige at the top of a long, private driveway which is elevated away from the road. As you approach the property, there is split access to an extended driveway area with turning circle and a separate driveway alongside with leading to the large outbuilding which incorporates the generous garage. The gardens surround the property from all sides with large lawns, patio area and many mature shrubs and manageable trees. The property also has access into a hidden cave which runs under the property with it's original use being for the Eastwood Families workers and staff to avoid them having to use the surrounding grounds.

This property really is truly unique and comes situated within easy reach of the local town centre and a host of excellent amenities. An early inspection is essential to appreciate this premium, character, detached family residence in all its glory.

AN SOLID BLACK COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE PORCH

An entrance porch with a ceiling light point and original door with feature stained glass opening into the:

### RECEPTION HALL

13'10" x 7'11" (4.22m x 2.41m)

Accessed through an original obscure double glazed stained glass door with a traditional, original wooden and glazed side panels. There is also a radiator, two wall light points, storage room, access to the garage/outbuildings and stairs providing access to the first floor landing.

### CLOAKROOM

11'6" x 3'5" (3.51m x 1.04m)

A walk through cloakroom with fitted storage cupboard.

### DOWNSTAIRS WC

5'4" x 3'2" (1.63m x 0.97m)

With a two piece suite comprising a wash hand basin and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the front elevation.

### PANTRY

7'8" x 4'8" (2.34m x 1.42m)

A handy large pantry, again perfect for even more storage.

### SITTING ROOM

20'3" x 13'11" (6.17m x 4.24m)

A fantastic open and spacious reception room having an original working fireplace with stone surround and beaten copper chimney above. Traditional wooden ceiling beams and coving. There are also two radiators, ceiling light point, wall light points, double glazed windows to the front elevation and a large double glazed bay window to the side elevation overlooking the delightful surrounding gardens.

### LIVING ROOM

19'1" x 13'9" (5.82m x 4.19m)

A second, generous reception room, again enjoying an original fireplace with inset gas fire with traditional and original tiled surround. There are also two radiators, ceiling light point, wall light points, deep wooden coving to ceiling, window pane to the rear elevation and another double glazed bay window looking over the surrounding gardens.

### LIVING KITCHEN

21'7" max x 18'4" max (6.58m max x 5.59m max)

A recently upgraded kitchen of the highest order, benefiting from an extensive range of shaker style, solid wood wall cupboards, base units and drawers with granite working

surfaces over. Inset stainless steel Belfast sink with drainer area and chrome mixer tap. A range cooker with large burner and matching extractor hood over. Space for a fridge/freezer and plumbing for a dishwasher. There is a huge open space for dining and living- perfect for entertaining. There are also radiators, ceiling light points, wall light points, door providing access into the alternative entrance and utility double glazed window and a set of double glazed French doors providing access into the large, private rear garden.

### ALTERNATIVE ENTRANCE HALL

8'4" x 7'4" (2.54m x 2.24m)

With a radiator, ceiling light point, double glazed window to the front elevation and an obscure double glazed entrance door.

### UTILITY

5'8" x 4'2" (1.73m x 1.27m)

A handy utility space with a ceiling light point, fitted units and a ceiling light point.

### SECOND DOWNSTAIRS WC

5'6" x 2'11" (1.68m x 0.89m)

A second downstairs WC with a low flush WC and a wash hand basin. There is also a ceiling light point.

### FIRST FLOOR LANDING

17'2" x 7'11" (5.23m x 2.41m)

A large, open landing with a radiator, two ceiling light points, picture rail, large double glazed window to the front elevation which allows light in abundance to pour into the landing and entrance hall below.

### MASTER BEDROOM

13'11" x 13'8" (4.24m x 4.17m)

A spacious double bedroom with a radiator, ceiling light point, internally fitted wardrobes and a large double glazed bay window to the side elevation.

### EN SUITE

8'0" x 5'11" (2.44m x 1.80m)

A modern, recently upgraded exquisite en suite with three piece suite comprising a free standing contemporary "Mode" bath with up and over floor mounted chrome mixer tap with pull down shower handset. Low flush WC with concealed cistern and a wash hand basin with chrome mixer tap with high gloss storage under. There is also a large chrome radiator, ceiling light point, wall mounted LED backlit mirror, tiled floor and tiled walls, obscure double glazed window to the side elevation and an extractor fan.

### BEDROOM 2

15'10" x 13'11" (4.83m x 4.24m)

A second large double bedroom with a pleasant dual aspect. There is also a radiator, ceiling light point, coving to ceiling and two double glazed windows to the front and side elevation.

### BEDROOM 3

12'3" x 11'8" (3.73m x 3.56m)

Another double aspect double bedroom again benefiting from two sets of internally fitted wardrobes with hanging rails. There is also a radiator, ceiling spotlights and double glazed window to the rear elevation.

### BEDROOM 4

10'5" x 8'3" (3.18m x 2.51m)

A fourth and final well proportioned bedroom currently in use as a laundry room with a radiator, ceiling light point and a double glazed window to the front elevation.

### FAMILY BATHROOM

12'4" x 7'10" (3.76m x 2.39m)

A fantastic example of a modern family bathroom of the highest order with a four piece suite dress standing, high sided bath with chrome up and over floor mounted mixer tap. Large shower enclosure with wall mounted internally plumbed chrome shower, low flush WC with concealed cistern, his and hers wall mounted wash hand basins with chrome mixer taps, both set onto white high gloss storage beneath. There is also a large chrome contemporary radiator, array of LED ceiling spotlights, fully tiled white porcelain marble flecked tiled walls and matching tiled floor and two obscure double glazed windows.

### SAUNA

10'1" x 2'1" (3.07m x 0.64m)

Currently in use as a handy first floor storage cupboard.

### OUTSIDE

Externally, this property stands in all its prestige at the top of a long, private driveway which is elevated away from the road. As you approach the property, there is split access to an extended driveway area with turning circle and a separate driveway alongside with leading to the large outbuilding which incorporates the generous garage. The gardens surround the property from all sides with large lawns, patio area and many mature shrubs and manageable trees. The property also has access into a hidden cave which runs under the property with its original use being for the Eastwood Families workers and staff to avoid them having to use the surrounding grounds.

### OUTBUILDINGS / GARAGE

Measurements breakdown as follows: Garage 26'10" x 19'6" / Inner Hallway - 9'0" x 8'5" / Store Room 1 - 8'3" x 5'4" / Store Room 2 - 7'6" x 7'0". There is also one other store room. All of these benefit from power and lighting and can be accessed via the up and over door to the garage or via a staircase from the house itself.

### VIEWING INFORMATION

Strictly by appointment with the selling agents. For out of office hours please call Ben Pycroft, Branch Valuer at Richard Watkinson and Partners on zero seven nine six eight eight seven five zero four zero.

**SERVICES DETAILS**

All mains services are connected.

**TENURE DETAILS**

The property is freehold with vacant possession upon completion.

**MORTGAGE ADVICE**

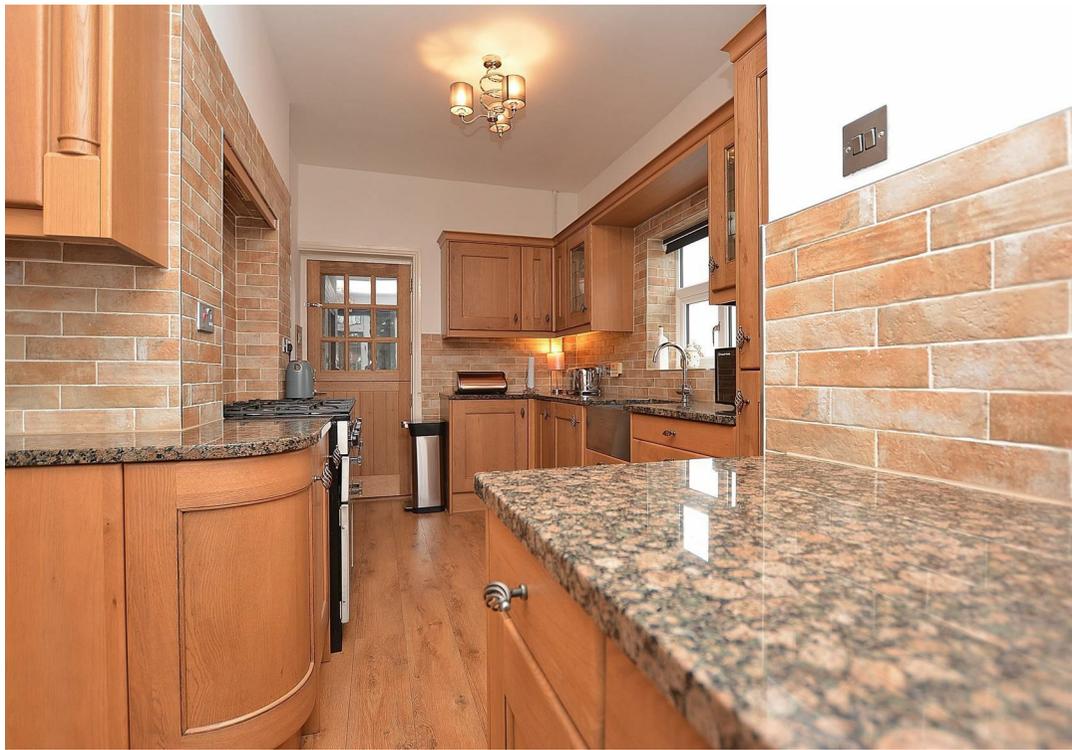
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**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.











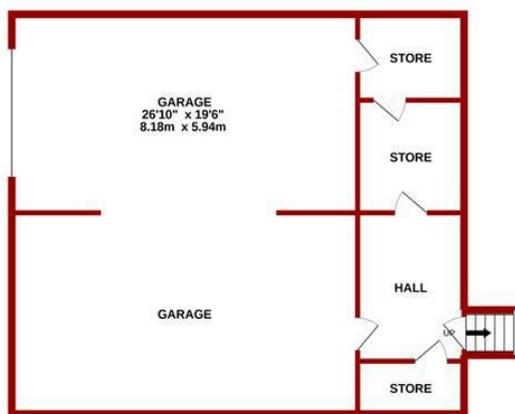






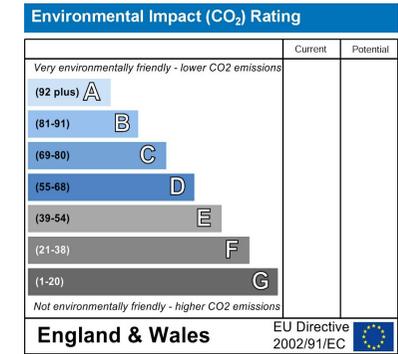
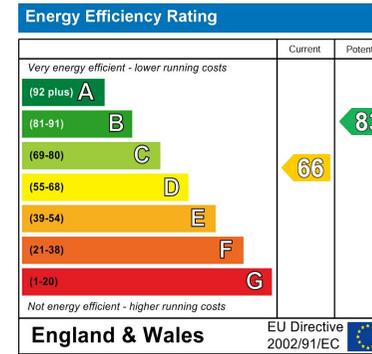
GROUND FLOOR  
1588 sq.ft. (147.5 sq.m.) approx.

OUTBUILDING  
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 3789 sq.ft. (352.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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



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