

HIGH POINT
DERBY ROAD
KIRKBY IN ASHFIELD
NOTTINGHAM
NG17 7QQ



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



HIGH POINT

A unique opportunity to acquire a substantial detached modern bungalow together with a Nordic style pool room leisure complex and a range of useful complementary outbuildings and storage facilities set in extensive mature gardens and grounds, a level grass paddock-meadow and mature wild woodland, bordering in part to the Holinwell Golf Course estate.

The topography of the overall land area is intriguing, spanning a deep bracken valley and connecting to a tract of mature woodland, a haven for wildlife and birds, together with the formal gardens, grassland, and an orchard area. The property enjoys a strategically convenient location and is well served by local and regional services and amenities.

In all 9.30 Acres / 3.76 Hectares or thereabouts.

KIRKBY IN ASHFIELD AND MANSFIELD

Kirkby-in-Ashfield is a traditional North Nottinghamshire market town in the Ashfield District of Nottinghamshire, offering a comprehensive range of day-to-day amenities and professional service. The larger regional Centre of Mansfield lies to the north and there is direct and convenient access to M1 national road network and East Midlands Airport

Mansfield is a thriving north Nottinghamshire town which offers direct access to the city of Nottingham, the M1 motorway and the surrounding regional centres of Southwell, Newark on Trent (which offers mainline access to London Kings Cross) and further afield Derby, Sheffield and the South Yorkshire conurbation.

SCHEDULE OF DISTANCES

Kirkby in Ashfield	2.5 miles
Mansfield	5 miles
Nottingham	13 miles
Derby	23 miles
East Midland International Airport	23 miles

PRICE GUIDE: £710,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

Entrance Porch

Central Hall – L-shaped

Having a coved ceiling and doorway connecting to:

Kitchen & Breakfast Room

Kitchen

3.60m x 3.10m (11'9" x 10'3")

Having a medium oak installation comprising a range of conventional storage units complemented by a Lamona resin bonded 1.5 bowl sink unit with mixer tap and water filter and a range of fitted appliances which include a Flavel electric cooker, Kenwood dishwasher and a Samsung fridge freezer. Coved ceiling. Tiled floor. Open plan to:

Breakfast Room/Snug

4.30m x 3.55m (14'0" x 11'6")

Sealed unit double glazed picture bay window incorporating a window seat - remarkable far reaching open aspect. Coved ceiling.

Spacious Through Living Room

6.70m x 3.65m (22'0" x 12'0")

Having a high coved ceiling. Sealed unit double glazed picture window. Sliding patio doors connecting to the rear conservatory.

Conservatory

3.65m x 3.25m (12'0" x 10'9")

maximum dimensions

Of a Upvc construction with French doors connected to rear garden. Remarkable far reaching views.

The bedroom accommodation is accessed from the entrance hall with a secondary suite of rooms accessed directly from the main living room and a secondary hall.

Bedroom One

4.05m x 3.95m (13'3" x 13'0")

maximum dimensions

Sealed unit double-glazed walk-in bay window to front aspect. Coved ceiling. Built in double wardrobe.

Bedroom Two

3.60m x 3.45m (11'9" x 11'3")

maximum dimensions

Sealed unit double glazed picture window to front aspect. Built in double wardrobe.

House Shower Room

Having a large corner shower, contemporary storage cupboard/vanity unit incorporating a wash hand basin and a low flush wc. Chrome ladder towel rail.

Side Hall

Front Bedroom Three

3.60m x 4.15m (11'9" x 13'6")

maximum dimensions

Having a sealed unit double glazed cant bay window. Coved ceiling. Enclosed walk in wardrobe.

Rear Bedroom Four

3.60m x 2.05m (11'9" x 6'9")

Having a sealed unit double glazed window – remarkable open views.

House Bathroom

Having a contemporary white suite comprising a panelled bath, vanity wash hand basin and low flush wc. Chrome ladder towel rail/radiator. Stage light mirror fixture.



Sun Lounge 4.85m x 4.15m (15'9" x 13'6")

Having sealed unit double glazed picture windows on three elevations and matching French doors connecting to rear garden terrace. High coved ceiling.

Side Porch/Secondary Entrance

In practice, this is the main day to day entrance point to the property. Ceramic tiled floor. Sealed unit double glazed French doors with side picture windows overlooking the side courtyard and connecting to the swimming pool room. Enclosed boot room. Access to:

Utility Room/Single Integral Garage

Having a rolling up and over access door. Wall mounted Vailant gas fired boiler unit. Plumbing for automatic washing machine. Single drainer stainless steel sink unit.

Detached Nordic Style Split Level Swimming Pool/Leisure Complex 14.05m x 7.65m (46'0" x 25'0")

A particular feature of the sale is the impressive Nordic style timber leisure complex with a superb main pool/leisure room having a spacious relaxation area with a series of sliding sealed unit double glazed timber doors connecting to a glass balustraded outdoor terrace offering stunning far-reaching views across the surrounding Nottinghamshire countryside. The enjoyment of the pool room is enhanced by a sauna and Jacuzzi.



The main pool room features a rectangular heated pool with a Roman end.

Upper-Level Entrance Hall

Changing/Shower Room One

Changing/Shower Room Two

Separate Cloakroom/WC

Plant Room

Housing a Worcester Greenstar High Flow 440 boiler unit and pump/filtration system.



EXTERIOR

High Point has a long frontage to Derby Road with the residential curtilage defined by a brick boundary wall and ornamental wrought iron fencing with a gated in and out entrance opening onto a large vehicle court with parking and turning space for numerous vehicles.

Two sectional concrete garages.

Grass Meadow/Paddock

Situated on the north-eastern side of the bungalow and pool house there is a grass meadow/paddock extending to approximately 2.00 acres and incorporating three remote buildings;

Steel Clad Implement Store

Block Built Garden Machinery/Implements Store

Having a roller shutter secure entrance door.

L-Shaped Timber Stable Block

Comprising three stables and tack room in need of repair.

Mature Woodland - 5.45 Acres (Or thereabouts)

There is a fascinating tract of mature woodland comprising native broad leaf species including oak, hawthorn and birch which is largely wild but does incorporate pathways for walking the land.

Note

The topography between the paddock and woodland is steeply sloping in parts incorporating a deep internal valley.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES
- NOT TO SCALE

SERVICES

Mains water, electricity and gas are connected. Gas fired central heating circulating to radiators. Septic tank drainage.
Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

LOCAL AUTHORITY

Council Tax Band E
Ashfield District Council
Revenue Services
Council Offices
Urban Road
Kirkby in Ashfield
Nottinghamshire
NG17 8DA
www.ashfield.gov.uk



EASEMENTS AND WAYLEAVES

It is understood that there is a Western Power distribution overhead HV(132kv) line across the property. There is also an underground LV cable that comes off the road and connects to the front of the property. There is a HV (11kv) overhead line across the eastern edge of the property.

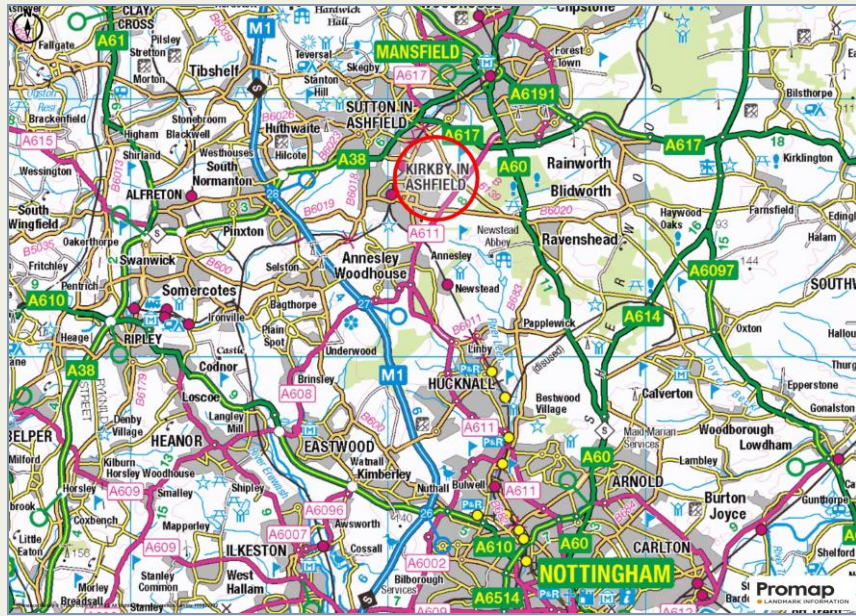
VIEWING ARRANGEMENTS

If you are interested in High Point and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

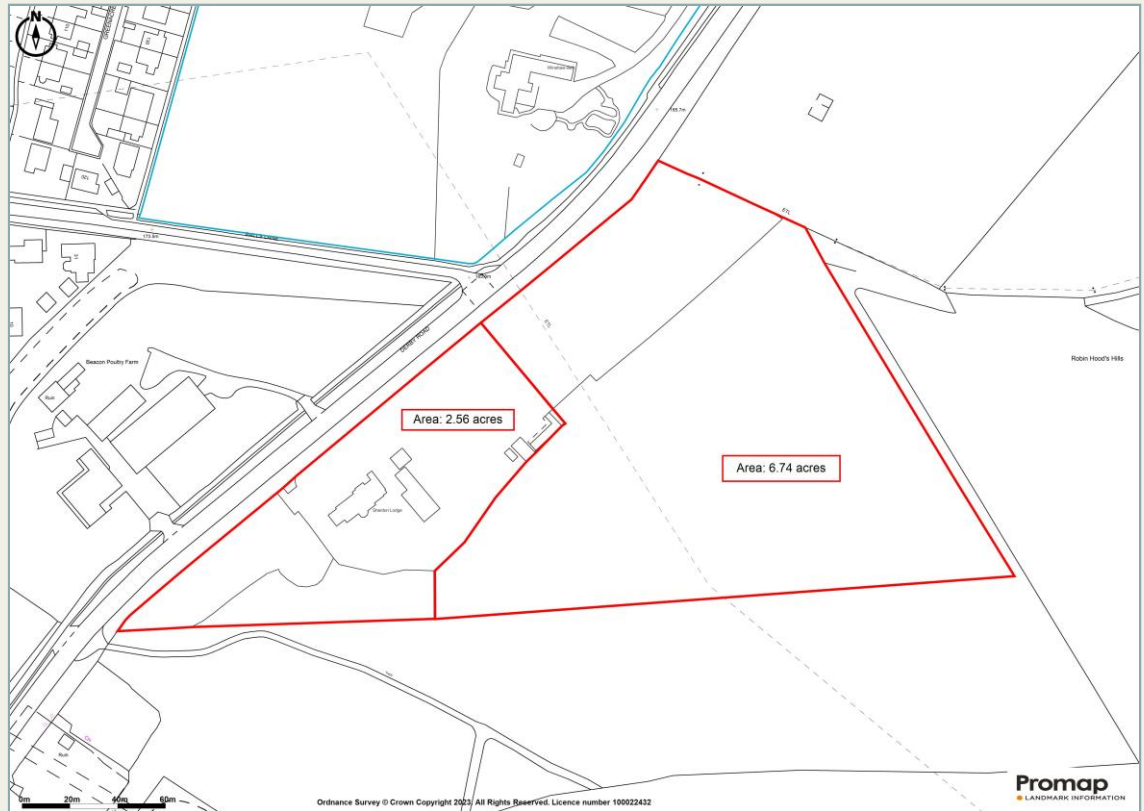


ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 4917-0029-7230-0493-1292

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.





SD / TD

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