



## The Cottage Main Road, Kings Clipstone

Offers in the region of £465,000 Freehold

A GORGEOUS CHARACTER FILLED COTTAGE • TWO SPACIOUS RECEPTION ROOMS FULL OF CHARACTER AND CHARM • FIVE WELL-PROPORTIONED BEDROOMS, INCLUDING FOUR DOUBLES • STUNNING COUNTRYSIDE VIEWS PROVIDING A BEAUTIFUL BACKDROP • DRIVEWAY, DOUBLE GARAGE & CARPORT, EPC RATING: TBC



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**John Sankey**  
50 YEARS



## Ground Floor

### Living Room

16' 5" x 13' 1" (5.00m x 3.99m)

Accessed via a UPVC door to the front aspect, the main living room is a welcoming and characterful space. The beautiful beamed ceiling adds charm, while a log burner serves as the central feature, creating a cozy atmosphere. Dual UPVC triple-glazed windows allow plenty of natural light to flood the room. The space is further enhanced by two central heating radiators and traditional latched doors—one leading to the dining room and the other to the kitchen.

### Dining Room

13' 1" x 12' 3" (3.99m x 3.73m)

Another spacious reception room, the dining room showcases a striking beamed ceiling and an open fireplace (not tested), which sits against a stone feature wall, reputedly sourced from King John's Palace. A UPVC triple-glazed window to the front aspect provides lots of natural light, while the room is completed with feature flooring and a latched door offering access to the kitchen.

### Kitchen

28' 1" x 8' 0" (8.56m x 2.44m)

The kitchen is a bright and functional space, fitted with a range of wall and base units and a work surface housing a four-ring gas hob with an extractor above and an oven beneath. A one-and-a-half bowl sink and drainer unit sits beneath a UPVC double-glazed window, with additional natural light and garden access provided by a double-glazed door to the rear. The room features quarry-style tiled flooring, two central heating radiators, and a handy pantry with a feature cold slab still in place and shelved storage. Seamless access is available to both the lounge and dining room via charming latched doors.

## First Floor

### Bedroom No. 1

13' 3" x 12' 5" (4.04m x 3.78m)

A lovely double bedroom, featuring a decorative fireplace as a striking focal point. A UPVC triple-glazed window to the front aspect ensures the room is bright and airy, while a central heating radiator and power points provide comfort and convenience.

### Bedroom No. 2

12' 11" x 12' 3" (3.94m x 3.73m)

Another generously sized double bedroom, benefiting from fitted wardrobes for storage. A UPVC triple-glazed window to the front aspect brings in natural light, complemented by a central heating radiator and power points.

### Bedroom No. 5

12' 3" x 7' 9" (3.73m x 2.36m)

A well-proportioned single bedroom, offering fitted cupboards for additional storage. A UPVC double-glazed window to the rear aspect provides stunning countryside views, while a central heating radiator and power points complete the space.

### Dressing Room Area

7' 9" x 7' 0" (2.36m x 2.13m)

A versatile space, ideal for use as a dressing room, home office, or hobby area. A UPVC double-glazed window to the rear aspect offers views of the garden and surrounding landscape, with power points for added functionality. The dressing room also provides access to the first-floor bedrooms and family bathroom.

### Bathroom

A spacious family bathroom, fitted with a modern four-piece suite, including a low-flush WC, pedestal sink, panelled bath, and a separate mains-fed shower cubicle. The space is finished with fully tiled walls and flooring, ceiling spotlights, a chrome heated towel rail, and a UPVC double-glazed window to the side aspect.

## Second Floor

### Bedroom No. 3

13' 4" x 13' 2" (4.06m x 4.01m)

A fantastic double bedroom with a UPVC double-glazed window to the side aspect, central heating radiator, and power points. The generous size makes it an ideal space for a guest room or additional family bedroom.

### Bedroom No. 4

13' 4" x 12' 6" (4.06m x 3.81m)

Another well-sized double bedroom, featuring a UPVC double-glazed window to the side aspect, central heating radiator, and power points.

## Outside

The front of the property benefits from a double-gated entrance leading to a spacious driveway, comfortably providing off-road parking for at least four cars. There is also a double garage offering excellent storage, a carport, and access to the main entrance door. A side gate allows easy access to the rear garden. The rear garden is a private and peaceful oasis, offering breathtaking countryside views—a true highlight of the home. A spacious paved patio provides the perfect spot for outdoor seating, entertaining, or simply relaxing. A charming picket fence leads to a shaped lawn bordered by flower beds and mature shrubs. Additional features include an outdoor tap, an outhouse for storage (also housing the gas central heating boiler), and access to the brick-built summer house.

## Summer House

19' 3" x 12' 10" (5.87m x 3.91m)

A versatile brick-built summer house, perfect for use as a home office, art studio, or tranquil retreat. UPVC double-glazed windows capture the beautiful countryside views, while double-glazed doors open directly onto the garden. The summer house is equipped with power points and a practical low-flush WC and sink unit with tiled flooring—an ideal addition when hosting gatherings in the garden.

## Garage

19' 10" x 16' 9" (6.05m x 5.11m)

A double garage from the driveway offers plenty of extra storage or practical parking space.

## Additional Information

Tenure: Freehold, Council Tax Band: D, Mobile/Broadband Coverage

Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





Total area: approx. 186.5 sq. metres (2006.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.

Plan produced using PlanUp.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes, and our approximate.



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