



**5 Coopers Yard, Warsop, Mansfield,
Nottinghamshire, NG20 0PD**

No Chain £100,000
Tel: 01623 626990

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

- Traditional Stone Cottage
- Two Well Proportioned Bedrooms
- Lounge With Exposed Beams
- Alternative Entrance & Utility
- No Upward Chain
- Stunning Characterful Features
- Spacious Three Piece Bathroom
- Neutral In Keeping Kitchen
- Off Road Parking / Shared Gardens
- Viewing Highly Recommended

A truly charming, traditional and cosy stone cottage that harnesses its original characterful nature but been subject to a full renovation a little over ten years ago which has sympathetically embraced its age yet also made it perfect for modern day living. This unique opportunity is the largest property within Coopers Yard itself and offers the opportunity for a whole range of buyers including: first time buyers, those looking to downsize and even lends itself as a fantastic investment as offers a positive return of £475 per calendar month.

The accommodation comprises an entrance lobby with access into a large understairs storage cupboard and a handy utility/boiler room. The downstairs is completed by a fully fitted farm house style neutral kitchen with Belfast sink and chunky wooden working surfaces and a finally a cosy yet spacious lounge with original exposed ceiling beams, stone feature fireplace and deep window sills.

Externally the property is positioned in arguably the best position on Coopers Yard, boasting a wonderful private end position with the added bonus of off road parking which sits adjacent to the cottage itself. There is a well proportioned shared garden which is laid to lawn with stone planters with mature shrubs and a handy store room which is half owned by this property.

ENTRANCE LOBBY

5'11" x 4'10" (1.80m x 1.47m)

One of two entrances to the property having a tiled floor, light point, access into the excellent understairs cupboard with lighting and access into the utility room and into the kitchen.

UNDER STAIRS STORAGE

8'1" x 3'2" (2.46m x 0.97m)

With fitted shelving and light point.

UTILITY / PLANT ROOM

5'11" x 5'0" (1.80m x 1.52m)

Having a working surface. There is also plumbing for a washing machine, space for tumble dryer. Wall mounted combi boiler, ceiling light point and a double glazed window to the side elevation.

KITCHEN

9'3" x 8'7" (2.82m x 2.62m)

A timeless and in keeping kitchen having a range of farmhouse style base units and drawers with chunky wooden working surfaces over. Inset Belfast sink with traditional mixer tap. Integrated electric oven and four ring electric hob. There is also space for a fridge/freezer, tiled floor, ceiling light point, radiator, original exposed beam to the ceiling and original solid wooden ledge and brace door providing access through to the:

LOUNGE

12'2" x 11'11" (3.71m x 3.63m)

A spacious yet cosy lounge with a striking feature fireplace with exposed original stone surround with inset electric log burner. There are also two radiators, wall light points, solid oak flooring, again enjoying those striking original wooden beams to the ceiling, two double glazed windows to the front elevation and an original ledge and brace cottage doors providing access back into the kitchen and concealing the staircase that provide access to the first floor landing.

FIRST FLOOR LANDING

8'6" x 7'0" (2.59m x 2.13m)

The first floor landing extending to a further section of landing having a ceiling light point, feature original window to the front and access into both bedrooms and the spacious bathroom.

BEDROOM 1

12'3" x 12'0" (3.73m x 3.66m)

A spacious double bedroom having a traditional feature fireplace. There is also a radiator, ceiling light point and a low level double glazed window to the front elevation.

BEDROOM 2

8'4" x 8'1" (2.54m x 2.46m)

A second well proportioned bedroom having a radiator, ceiling light point and a low level double glazed window to the front elevation.

BATHROOM

7'1" x 5'6" (2.16m x 1.68m)

A fully tiled well proportioned bathroom having a three piece suite comprising of a panelled bath with chrome mixer tap and wall mounted electric shower over, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, ceiling light point and an extractor fan.

OUTSIDE

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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

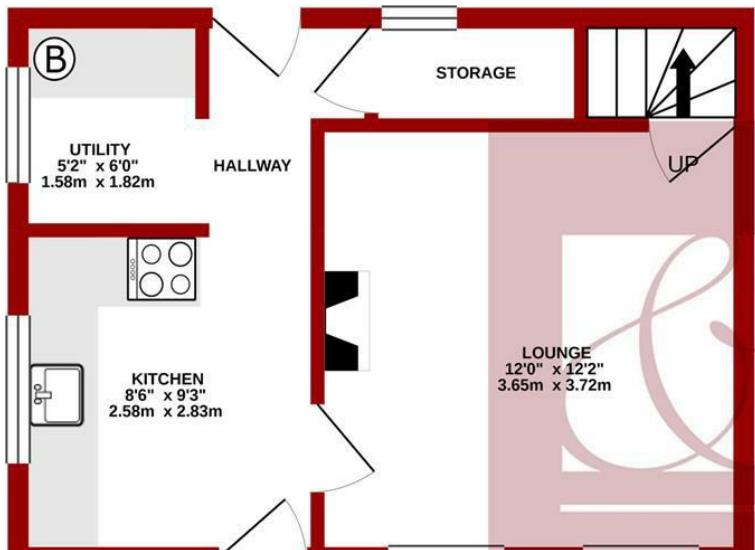
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



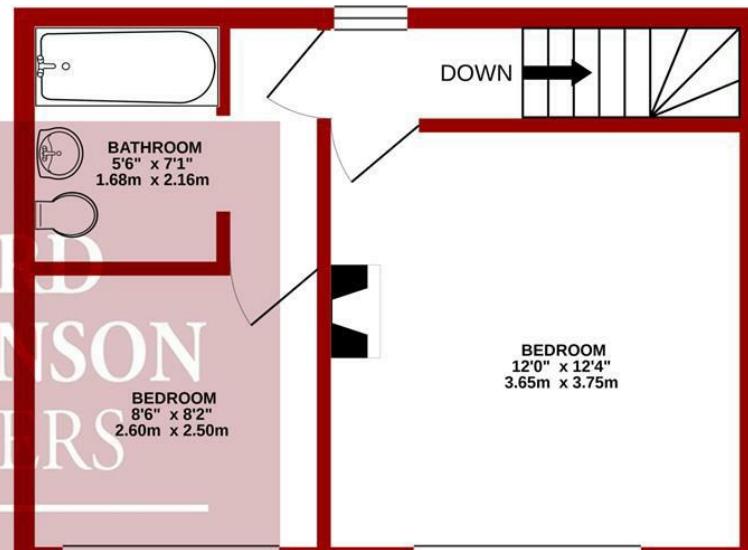




GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



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TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

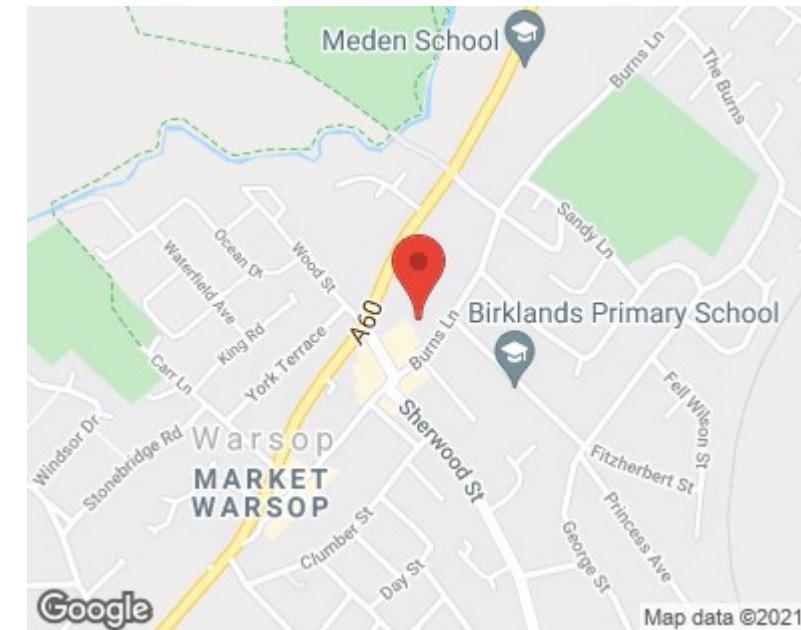
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. 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 by the selling agent and therefore cannot be guaranteed to be in good working order.

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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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

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