



**Broom Cottage, 44 Newboundmill Lane,
Pleasley, Mansfield, Nottinghamshire NG19 7PT**

£525,000

Tel: 0115 9680268



- Large Detached Cottage
- Large Garage & Outbuildings
- Stunning Features Throughout
- Viewing Essential To Appreciate
- High Quality Full Renovation
- No Upward Chain
- Four Generous Bedrooms
- Large Landscaped Plot

We are thrilled to welcome to the market the spectacular family residence that is Broom Cottage, which truly is a gorgeous & staggeringly spacious detached four-bedroom cottage which has been totally transformed by the current owners since their purchase in 2019, in which they have put a huge amount of effort in creating this magnificent home which has been fully renovated with careful planning, design and impeccable execution to totally transform this home.

To touch on a few finer points, the quality and class is apparent throughout with the vendors re-plastering, new heating system, new electrics, brand new in keeping kitchen with premium grade granite working surfaces, fully tiled striking bathroom, external landscaping. You know name it, it's been done even down to the real finesse by reconditioning some of the original features including restoring the stunning ceiling beams that run throughout.

The spacious accommodation comprises a welcoming entrance hall incorporating a perfect office area, a dual aspect sitting room with exposed brick fireplace with inset log burner and open plan access into the dining room. A second generous yet cosy sitting room again having a stunning feature fireplace with inset log burner. There is also a well-proportioned beautifully finished kitchen which both harnesses perfectly the traditional nature and a sleek contemporary edge. Finally to the ground floor there is access into a downstairs shower room. The first-floor galleried landing leads to four well-proportioned bedrooms including three doubles and a fully tiled contemporary yet in keeping family bathroom.

Externally, Again the owners have seamlessly improved the rear garden immensely but again keeping those key original features alongside balancing additional rumbled edged block paving sitting areas which have assisted it making a more usable and enjoyable space to sit and enjoy the beauty the whole place has to offer. The property itself sits in a delightful position on the ever-popular Newboundmill Lane in a slightly sunken position with a stone boundary wall frontage with a wrought iron gate opening up to a central path leading to the front entrance door. You will find the driveway providing off road parking for multiple cars to the rear of the property that in turn leads to a large, detached stone garage with large games room to the rear. The garden is beautifully private, having a rear garden that spans the full width across the back and wraps round to the side of the property, having original York stone steps and numerous recently laid and extended block paved patio sitting areas. This garden is the one that simply keeps on giving, with an extensive range of mature plants and shrubs along with millstone and feature stone pieces, strategically placed around the garden, which again keeps on adding to what seems to be an unlimited amount of tasteful character. There is also a garden shed and a summerhouse that will be included within the sale.

ENTRANCE HALL

w: 4.6m x l: 1.83m (w: 15' 1" x l: 6')

An inviting characterful entrance hall that sets the perfect tone from the off with a delightful range of original oak beams. There is also a radiator, ceiling light point and stairs rising to the first floor landing.

LOUNGE

w: 4.72m x l: 3.94m (w: 15' 6" x l: 12' 11")

A delightful dual aspect sitting room with a feature fireplace with inset log burner with exposed brick surround and chunky beam mantle. There are also two column radiators, two ceiling light points, double glazed windows to the front and rear elevations and a composite stable door providing access to the side elevation.

LIVING ROOM

w: 3.56m x l: 3.28m (w: 11' 8" x l: 10' 9")

A second reception room which opens into a further dining room. With this living room which is impressive in size yet also feels like an extremely cosy having a central feature exposed brick fireplace with inset log burner, original ceiling beams, column radiator, stone surround stained glass feature window into the kitchen, wall inset original working safe and an open plan access either side of the fireplace into the:

DINING ROOM

w: 3.53m x l: 3.07m (w: 11' 7" x l: 10' 1")

A spacious and well placed dining room which is filled with natural light having a double glazed window to the front elevation, two double glazed window panes to the side elevation, ceiling light point and again enjoying those beautiful original restored ceiling beams.

OPEN PLAN DINING KITCHEN

w: 5.31m x l: 3.23m (w: 17' 5" x l: 10' 7")

A simply stunning kitchen which fits the property perfectly. Having an array of in keeping shaker style wall cupboards, base units and drawers and matching central island with granite working surfaces over. A large Smeg range style cooker with matching wall mounted extractor fan. There is also an American fridge/freezer, integrated dishwasher and a washing machine all of which will be included within the sale. There is featured ceiling light points, feature tiled splashbacks and double glazed windows to the rear and side elevation and a composite door opening to the side elevation.

DOWNSTAIRS SHOWER ROOM

w: 2.16m x l: 1.07m (w: 7' 1" x l: 3' 6")

With a three piece suite comprising a shower enclosure with wall mounted internally plumbed shower, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, tiled walls, ceiling light point, extractor fan and an obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

w: 4.14m x l: 1.91m (w: 13' 7" x l: 6' 3")

A naturally light landing with an original staircase with oak topped finishing. There is also a column radiator, ceiling spotlights and a double glazed window to the front elevation.

BEDROOM ONE

w: 3.81m x l: 3.68m (w: 12' 6" x l: 12' 1")

A spacious double bedroom with a range of newly fitted wardrobes with hanging rails and shelving. There is also a column radiator, ceiling light point, obscure double glazed windowpane to the side and a double glazed window with lovely views to the front elevation.

BEDROOM TWO

w: 3.73m x l: 3.28m (w: 12' 3" x l: 10' 9")

A second spacious double bedroom with a column radiator, ceiling light point and a double glazed window to the front elevation again enjoying those pleasant views.

BEDROOM THREE

w: 3.89m x l: 2.72m (w: 12' 9" x l: 8' 11")

A third double bedroom with a column radiator, ceiling light point and a double glazed window to the front elevation again enjoying those pleasant views.

BEDROOM FOUR

w: 3.4m x l: 2.69m (w: 11' 2" x l: 8' 10")

A fourth well proportioned bedroom with a range of fitted wardrobes with inset hanging rails. There is also a ceiling light point and a double glazed window to the rear elevation.

FAMILY BATHROOM

w: 3.2m x l: 2.57m (w: 10' 6" x l: 8' 5")

A stunning and striking, fully tiled family bathroom having a four piece suite comprising a large corner bath with chrome mixer tap, a large double width walk in shower with twin head internally plumbed shower and over head drencher, traditional lever WC and a wash hand basin with chrome mixer tap. There is also ceiling light point, extractor fan, high gloss fitted full length storage cupboard and obscure double glazed windows to the rear elevation.

OUTSIDE

Externally, The property itself sits in a slightly sunken position with a stone boundary wall frontage with a wrought iron gate opening up to a central path leading to the front entrance door. You will find the driveway providing off road parking for multiple cars to the rear of the property that in turns leads to a large, detached stone garage with large games room to the rear. The garden is beautifully private, having a rear garden that spans the full width across the back and wraps round to the side of the property, having original York stone steps and numerous recently laid and extended block paved patio sitting areas. This garden is the one that simply keeps on giving, with an extensive range of mature plants and shrubs along with millstone and feature stone pieces, strategically placed around the garden, which again keeps on adding to what seems to be an unlimited amount of tasteful character. There is also a garden shed and a summerhouse that will be included within the sale.

DETACHED GARAGE

w: 7.37m x l: 3.43m (w: 24' 2" x l: 11' 3")

A large garage with electric up and over door, power and lighting and a door providing access through to the adjoined:

GAMES ROOM

w: 8.36m x l: 4.27m (w: 27' 5" x l: 14')

A large games room accessed from either the back of the garage or external side door which has two ceiling light points and a glazed window to the rear elevation.

OUTBUILDING

w: 6.6m x l: 1.8m (w: 21' 8" x l: 5' 11")

With full double glazed windows with the bottom half being exposed brick this excellent garden room currently has an extensive range of garden beds however could easily be turned into a conservatory style garden room.

SEPARATE WC

w: 1.96m x l: 1.85m (w: 6' 5" x l: 6' 1")

With a low flush WC and a pedestal wash hand basin.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







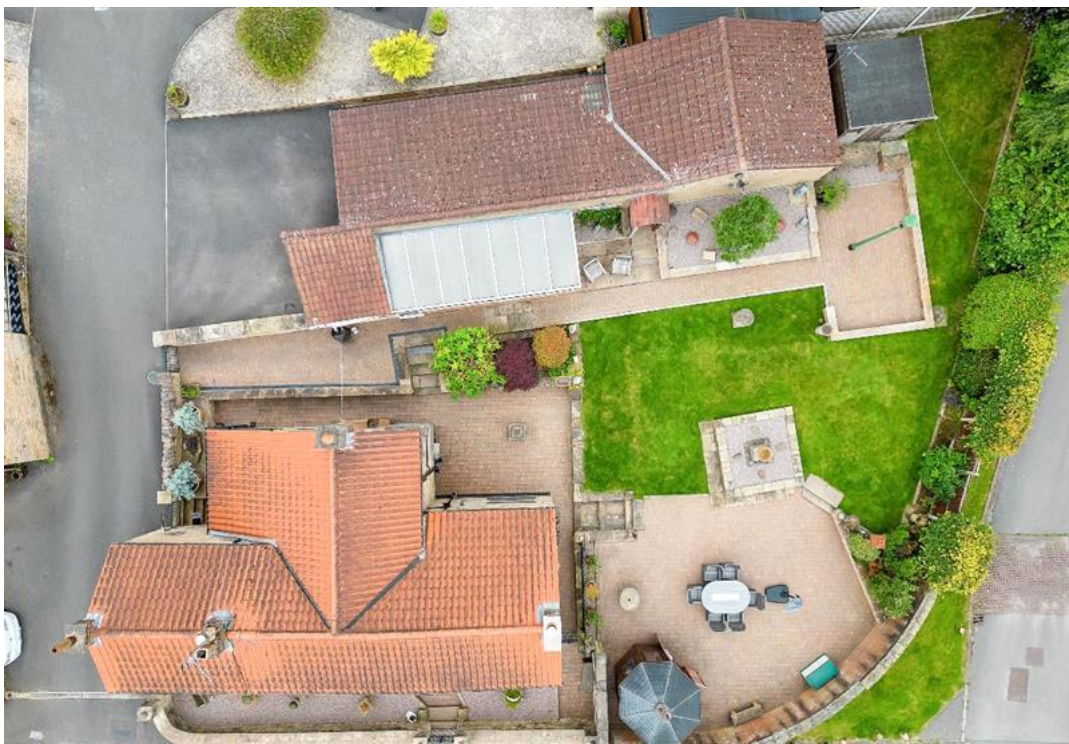












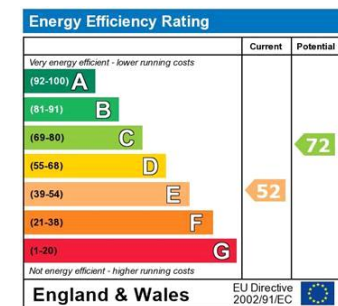












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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