



**North Farm Bungalow, Gypsy Lane,
Bleasby, NG14 7GG**

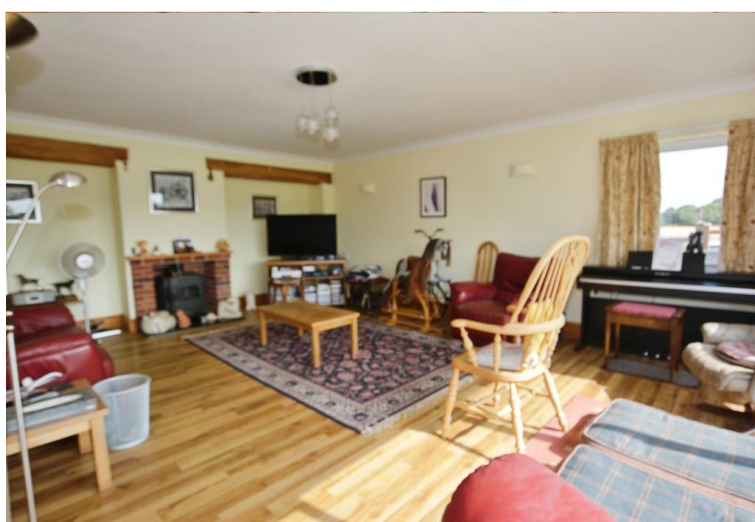


Book a Viewing!

£795,000

Substantial Detached Bungalow with Equestrian Facilities set in a private position on the edge of the village, this substantial Detached Bungalow offers spacious and versatile accommodation together with equestrian facilities, making it ideal for those seeking a country lifestyle. The ground floor comprises a generous lounge, an open-plan kitchen/dining room, utility room, four well proportioned bedrooms, a family bathroom, an en-suite shower room and dressing room. The first floor provides two additional double bedrooms, a family bathroom, a large games room, an attic room, and extensive eaves storage, offering flexible space for a variety of uses. Externally, the property benefits from approximately 3 acres of paddock land, equestrian facilities including four stables, tack room and feed store, a 40m x 30m riding arena (manège). The private setting combines rural tranquillity with convenient access to village and town amenities.





LOCATION

This delightful property is located on the outskirts of Bleasby, which is a popular and well regarded Nottinghamshire 'Trent Valley' commuter village. The main village has a railway station with direct trains to Nottingham, Lincoln and beyond, whilst a good rail service to London runs from Newark Northgate which is just under 10 miles away. The Minster town of Southwell is just over 3.7 miles away which offer a range of services and amenities and the property is within the catchment area for the Minster School with Bleasby C of E primary school a short walk away.

ACCOMMODATION

LOUNGE

21' 7" x 17' 3" (6.58m x 5.26m) With double glazed sliding patio doors to the front garden, double glazed windows to both side elevations, Calor Gas burner with slate hearth and overmantle, wall lights and radiator.

KITCHEN/DINING ROOM

13' 1" x 27' 7" (3.99m x 8.41m) With double glazed window to the side elevation, double glazed window to the rear elevation, tiled floor, range of wall and floor mounted cupboards and drawers, Aga, splash tiled worksurfaces with inset stainless steel single drainer sink unit, plumbing for dishwasher, inset hob, Neff double oven and plumbed for American style fridge freezer.





UTILITY ROOM

12' 6" x 12' 10" (3.81m x 3.91m) With a range of base units with work surface over, stainless steel single drainer sink unit, splash tiled to work surface, tiled floor, plumbing for washing machine, double glazed windows to the front and side elevations, double glazed door to the front elevation, double cupboard and store room.

CLOAKROOM/WC

With Velux window, wash hand basin and low level WC.

REAR HALL

Accessed via a double glazed door with Velux window and tiled floor.

ENTRANCE HALL

With access to the bedrooms, bathroom, lounge and kitchen/dining room.



BEDROOM 1 11' 11" x 16' 6" (3.63m x 5.03m) With double glazed sliding patio doors to the front garden and radiator.

DRESSING ROOM

8' 9" x 10' 7" (2.67m x 3.23m) With three double wardrobes with drawers and further single wardrobe, double glazed window to the side elevation and door to the en-suite.

EN-SUITE

10' 6" x 6' 10" (3.2m x 2.08m) Comprising of bath, separate shower, bidet, low level WC, pedestal wash hand basin, fully tiled walls and floor, double glazed window to the side elevation and radiator.



SECOND UTILITY ROOM

10' 6" x 9' 5" (3.2m x 2.87m) With double glazed window and door to the rear elevation, tiled floor, radiator, a range base units with work surface over, inset sink and fridge freezer space.

BEDROOM 2

12' x 14' 1" (3.66m x 4.29m) With double glazed window to the front elevation, triple wardrobe and radiator.

INNER HALLWAY

With radiator and access to bedroom three.

BEDROOM 3

13' 7" x 12' 1" (4.14m x 3.68m) With double glazed window to the rear elevation and radiator. This bedroom also allows access to the main entrance hall.

BEDROOM 4

9' 10" x 9' 3" (3m x 2.82m) With double glazed window to the rear elevation and radiator.

BATHROOM

9' 10" x 6' (3m x 1.83m) Comprising of bath with shower over, rail and curtain, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and floor, storage cupboard with shelving and double glazed window to the rear elevation.





FIRST FLOOR LANDING

With roof light to the rear elevation with door to the Games room and attic room.

GAMES ROOM

12' 6" x 14' 1" (3.81m x 4.29m) With sky light to the front elevation, access to eaves space, door to second landing.

ATTIC/HOBBY ROOM

12' 6" x 9' 8" (3.81m x 2.95 m) With sky light windows to the front and rear elevations, double cupboard and doors off to two eaves storage spaces. One currently used as a workshop with two Velux windows to the side elevation, offering a large amount of storage with further additional eaves storage space situated over the lounge. A third eaves storage space is situated at the rear of the property and sits over the kitchen/dining room.



BEDROOM 5

10' 6" x 16' 6" (3.2m x 5.03 m) With double glazed window to the rear elevation, access to roof space and radiator.

BEDROOM 6

11' 10" x 16' 6" (3.61m x 5.03m) With double glazed window to the front elevation, access to roof space and radiator.

BATHROOM

8' 7" x 10' (2.62m x 3.05m) With Velux window to the side elevation, panelled bath with shower attachment, bidet, low level WC, wash hand basin with vanity storage and radiator.



OUTSIDE

A long shared driveway leads to the vehicle gate which allows access to the driveway offering extensive parking for numerous vehicles. To the front of the property there is an enclosed lawned garden with extensive pond, flower/shrub border and gated access to the side manege. Further gate allows access to the totally enclosed paddock.

STABLES

The stables vary in size from 10'x12' to 12'x12' and offer an additional feed store 10'x12' and tack room. In addition there is a rear polytunnel.

MANÈGE

131' 2" x 98' 5" (40m x 30m) With fibre, sand and rubber base.

MAIN GARDEN

REAR ORCHARD & FRUIT GARDEN

Which offer raspberries, gooseberries, Brambly apples, pear and plums etc.

PADDOCK

Extends to approx 3 acres (STS) and has vehicle access just off Gypsy Lane.





KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage services available.
LPG heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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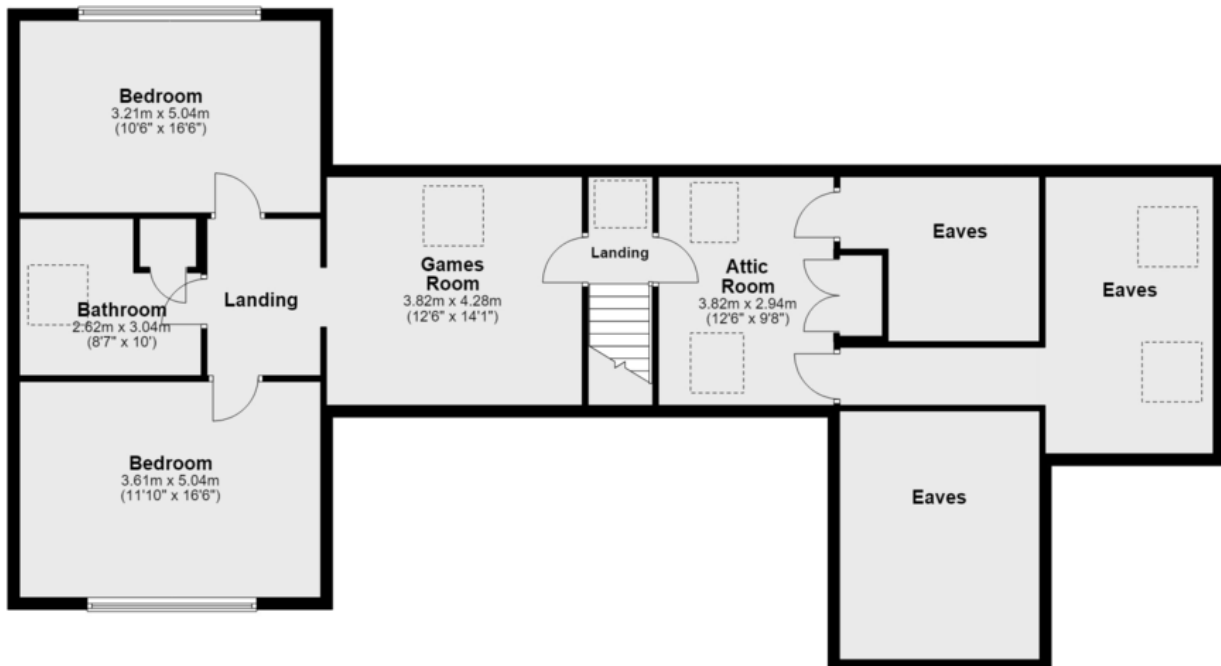
Ground Floor

Approx. 202.1 sq. metres (2175.4 sq. feet)



First Floor

Approx. 122.2 sq. metres (1315.4 sq. feet)



Total area: approx. 324.3 sq. metres (3490.8 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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