



The Old Dairy, Batley Lane, Pleasley,  
Mansfield, Nottinghamshire, NG19 7QL

£775,000

Tel: 01623 626990

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

- Detached Barn Conversion (2,320 Sq Ft)
- 4 Bedrooms & 4 Bath/Shower Rooms
- Large Open Plan Living/Dining/Kitchen
- PP for Three-Bay Barn/Garage (11.4m x 6.6m)
- Surrounded by Open Countryside
- Spacious Family Living Accommodation
- 40ft Open Plan Reception Room
- Substantial Landscaped Plot (0.55 Acres)
- Vehicular Access to the Front & Rear
- Idyllic Semi-Rural Location

An exceptionally spacious four bedroom detached family barn conversion occupying a level and landscaped plot extending to circa 0.55 of an acre, situated in an idyllic, semi-rural location surrounded by open countryside with wonderful views. The property once formed part of the Duke of Devonshire's Chatsworth estate.

The Old Dairy was converted in 2016 and is one of only three, individual detached dwellings in a most delightful courtyard setting. The property is L-shaped in configuration and constructed from stone and brick elevations beneath a slate and pantile roof.

The living accommodation spans over two floors providing in the region of 2,320 sq ft with vaulted ceilings and stunning original King post trusses and beams. On the ground floor, there is a substantial T-shaped reception hallway, utility, bathroom, bedroom three with an en suite, office/bedroom four, a large, triple aspect, open plan living/dining/kitchen and a 40ft open plan reception room with log burner. Upstairs, there are two large double bedrooms each with vaulted ceilings, an en suite and a Juliet balcony affording the best of the countryside views to the rear. The property has oil fired central heating and hardwood double glazed windows.

Overall, this is a rare opportunity to acquire a unique and individual family home and viewing is highly recommended.

## OUTSIDE

The Old Dairy occupies a superb location on Batley Lane surrounded by flat open countryside with wonderful open views to the front, side and rear. The property is approached by remote controlled electric farm gates leading onto a substantial, circular courtyard gravel driveway. There are extensive raised beds to the front with slate chippings, plants and shrubs. There is a large, raised central lawn with pond and waterfall and a private septic tank. In the corner of the courtyard is a flagstone seating area where the doors open from the kitchen and open plan reception room. The driveway continues to the side of the property leading round to the rear where there is turning space and further hardstanding car parking for three vehicles. There are further gravel areas and a substantial L-shaped lawn with ample laurel bushes on both sides, silver birch trees and post and rail boundaries bordering to adjacent countryside. There is also a secluded spot that is perfect for alfresco dining and outdoor entertaining with a large seating area beneath a pergola surrounded by a laurel hedges overlooking open countryside. The property has the benefit of additional vehicular access to the rear down the shared driveway between the property and the other two properties which leads to double

gates opening to the aforementioned driveway to the rear of the property which gives access round to the front. The property also comes with the benefit of planning permission for a detached three-bay barn/garage (11.4m x 6.6m), approved by Bolsover council on 11 June 2025 under planning reference number 25/00084/FUL.

## LOCATION

The Old Dairy is situated halfway between Teversal and Pleasley and yet still being conveniently located within easy reach of Hardwick Hall, the Teversal Trails and Silverhill (one of the highest points in Nottinghamshire) which all offer some beautiful walks. There are an excellent range of amenities nearby including the highly regarded The Carnarvon pub/restaurant, excellent links to the M1 and Chesterfield train station which offers a well serviced route reaching London in under two hours. The delightful village of Teversal also comes stacked with a well established history including links to D.H Lawrence and the 5th Earl of Carnarvon, who was the financial backer in the excavation of Tutankhamen's tomb which is celebrated with a feature mosaic on entry to the village itself.

A LEDGED AND BRACED BATTERN STYLE BARN ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## RECEPTION ENTRANCE HALL

30'10" max x 13'8" (9.40m max x 4.17m)

With tiled effect vinyl floor, radiator, ample ceiling spotlights, two double glazed windows to the front elevation, including a floor-to-ceiling window, stairs to the first floor landing and wide rear door leading out onto the garden.

## OPEN PLAN RECEPTION ROOM

40'7" x 11'6" (12.37m x 3.51m)

A continuation from the kitchen, featuring a stunning, 4m vaulted ceiling with five original King post trusses and additional beams. This bright and airy, substantial reception room has a beautifully appointed stone and brick fireplace with inset log burning stove. Two radiators, LVT flooring, two sets of double floor-to-ceiling double glazed windowpanes to the front elevation, plus two further sets of double glazed patio doors providing access to the outside.

## OPEN PLAN LIVING/DINING/KITCHEN

24'2" x 15'3" (7.37m x 4.65m)

A superbly appointed, triple aspect, open plan living/dining/kitchen, featuring a stunning, 4.8m vaulted ceiling with two original King post trusses and five beams. The kitchen area has a range of wall cupboards, base units and drawers complemented by butchers block wood work surfaces. Inset Belfast sink with chrome swan-neck mixer tap. Integrated Bosch single electric oven, separate CDA microwave and a four ring CDA induction hob. Integrated dishwasher. Space for a large American style fridge/freezer. LVT flooring, two radiators, double glazed window to the rear elevation, triple floor-to-ceiling double glazed windowpanes to the side elevation and additional double glazed patio front doors.

## UTILITY

9'3" x 7'6" (2.82m x 2.29m)

Having deep base units, extensive work surfaces and an inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Plumbing and space for a washing machine. Cupboard housing the oil fired central heating boiler. Radiator, six ceiling spotlights and double glazed window to the rear elevation.

## BEDROOM 3

13'8" x 11'3" max (4.17m x 3.43m max)

Having original King post truss and beams, radiator and double glazed window to the front elevation.

## EN SUITE

8'8" x 2'6" (2.64m x 0.76m)

Having a modern three piece suite with chrome fittings comprising a tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap, work surface and storage cupboard beneath. Low flush WC. Tiled floor, tiled walls, extractor fan, chrome heated towel rail and two ceiling spotlights.

## OFFICE/BEDROOM 4

13'6" x 9'5" (4.11m x 2.87m)

With radiator, laminate floor, eight ceiling spotlights and double glazed window and French doors to the side elevation providing access to the outside.

## GROUND FLOOR BATHROOM

9'1" x 6'2" (2.77m x 1.88m)

Having a modern three piece white suite comprising a panelled bath. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, six ceiling spotlights, chrome heated towel rail and extractor fan.

## FIRST FLOOR LANDING

With 3.2m vaulted ceiling with original central beam and velux roof window to the rear elevation.

## MASTER BEDROOM 1

15'9" x 13'8" (4.80m x 4.17m)

A spacious master bedroom with 3.2m vaulted ceiling with stunning, original beams. Two radiators, double glazed window to the side elevation and Juliet balcony to the rear elevation affording wonderful views over the garden and adjacent countryside.

## EN SUITE

8'7" x 4'4" (2.62m x 1.32m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, extractor fan, three ceiling spotlights and original beam to ceiling.

## BEDROOM 2

16'6" x 13'10" (5.03m x 4.22m)

A second spacious double bedroom with 3.2m vaulted ceiling with stunning, original beams. Radiator, velux roof window to the rear elevation and Juliet balcony to the rear elevation affording wonderful views over the garden and adjacent countryside.

## EN SUITE

6'11" x 4'4" (2.11m x 1.32m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, extractor fan, three ceiling spotlights and original beam to ceiling.

## VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

## TENURE DETAILS

The property is freehold with vacant possession upon completion.

## SERVICES DETAILS

Mains electricity and water are connected. Drainage is by way of a private system. Heating and hot water are supplied by an oil-fired boiler.

## 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.

















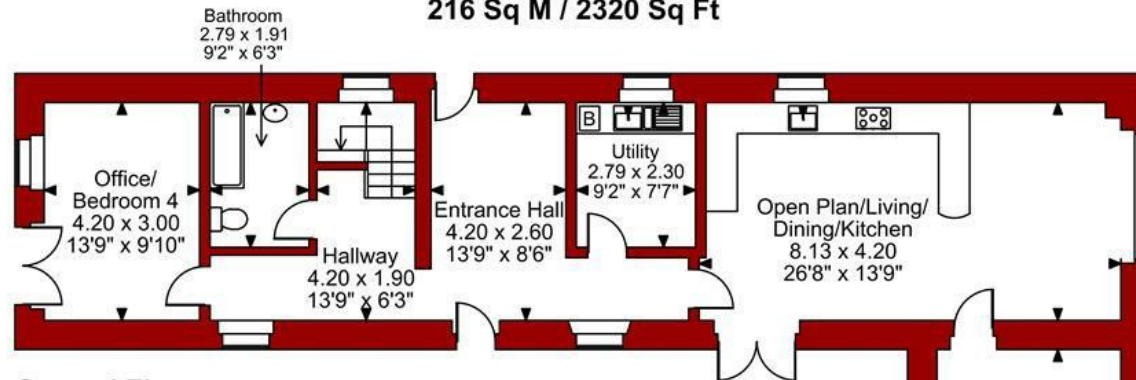




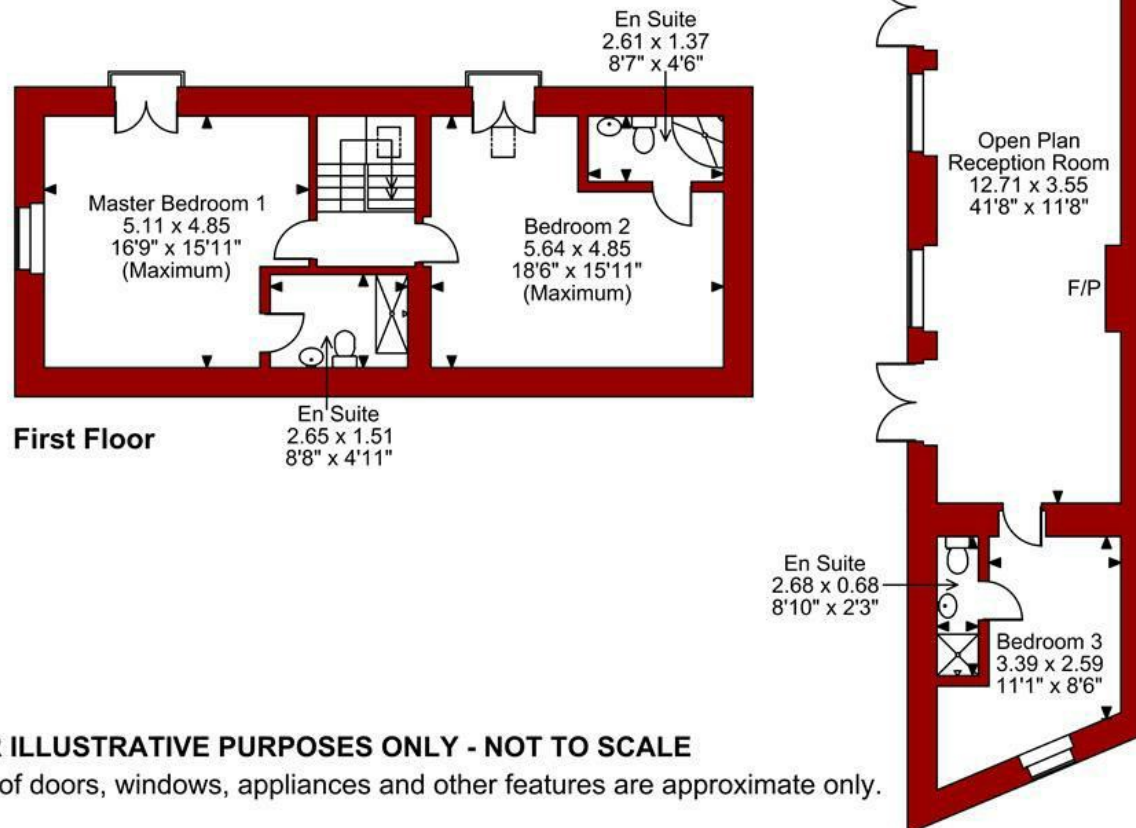




**Batley Lane, Pleasley**  
**Approximate Gross Internal Area**  
**216 Sq M / 2320 Sq Ft**



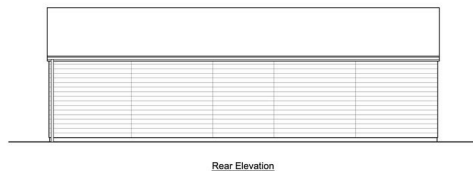
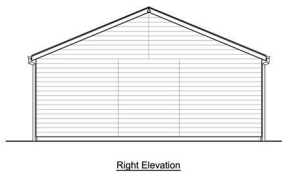
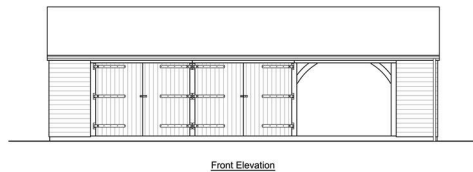
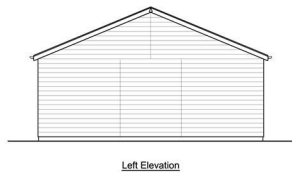
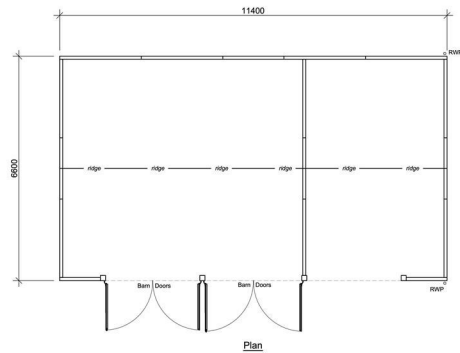
**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



<b>PASSMORES</b> EST. 1939			
Description 11.4m x 6.6m Carriage House Sheet 2			
Rev	Description	Date	
A	Right hand Barn Doors removed. Partition added	06.12.24	
Date	Scale	Drawn	Checked
02.12.2024	1:100 @ A3	J.M.D.	
Drawing No <b>33-76077-SHEET2</b>			Rev <b>A</b>
© This drawing is copyright protected. Solely for Passmore building use.			Rev. sec. 10/05/1

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		
	57	60
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01623 626990



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