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3 Charleswold Court  
Thurlby Lane | Stanton on the Wolds | Nottinghamshire | NG12 5BS

# 3 Charleswold Court

**A superb well presented barn conversion set within a small development enjoying delightful views over open countryside.**

- STYLISH BARN CONVERSION
- THREE RECEPTION ROOMS
- LIVING KITCHEN
- FOUR BEDROOMS & THREE BATHROOMS
- DELIGHTFUL ENCLOSED GARDENS
- OFF ROAD PARKING
- STUNNING COUNTRYSIDE LOCATION

## DESCRIPTION

The property offers extremely well placed accommodation arranged over two levels and highlights a nice array of original features including exposed timbers and vaulted ceilings. The property is situated within the beautiful South Nottinghamshire countryside, providing an abundance of local walks and trails leading to close by villages.

## GROUND FLOOR ACCOMMODATION

To the ground floor a spacious reception hallway provides an immediate indication as to the calibre and character of this stylish home. The reception hallway currently provides a superb entertaining area and sits adjacent to a generous sitting room where the two rooms are divided by a feature fireplace with double sided log burning stove. In addition to these two reception rooms is a further reception room to the front of the property which is currently used as cosy snug. As you move to the rear of the ground floor the space is dedicated to a large living kitchen with well defined kitchen, dining and sitting areas which has the added benefit of a walk in pantry and adjacent utility room. The ground floor accommodation is completed with a guest cloakroom, useful cloaks cupboard and additional storeroom.









#### FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor to an impressive mezzanine landing area which provides an additional reception space/ sitting room area, showcasing original features from the property such as exposed ceiling timbers. The property benefits from a luxurious master bedroom with vaulted ceiling and recently refitted en suite shower room. There is a guest bedroom with en suite as well two further double bedrooms which share the use of a high quality family bathroom.

#### PLEASE NOTE

The first floor layout previously provided five bedrooms and could be returned to this arrangement with ease if required.

#### OUTSIDE

The property benefits from delightful landscaped gardens to the front and rear with a nice variety of mature shrubs and heavily stocked borders as well as lawned areas. The rear garden is enclosed and features a terrace area ideal for outdoor entertaining as well as useful recently installed timber garden store. To the front of the property is a good sized driveway providing ample off road parking.

#### LOCATION

Charleswold Court sits within a glorious position in open countryside close to the village of Stanton on the Wolds and the larger village of Keyworth which offers a wide range of services and amenities as well as high grade schooling. Stanton on the Wolds is a prime residential address situated to the south of Nottinghamshire. For the commuter there is ease of access into Nottingham city centre as well as various road links including the A52, A46 and M1 motorway which in turn provides access to the region's commercial and retail centres. For those needing to travel further afield there are various rail links including East Midlands Parkway and Loughborough station, East Midlands Airport is approximately 15 miles away.

#### DIRECTIONS

Leave Nottingham along the A606 Nottingham Road. At Wheatcroft roundabout continue on the A606 passing through Tollerton and on approaching Stanton on the Wolds turn right at the former petrol station onto Browns Lane. Continue along Browns Lane and on approaching the large right hand bend turn left onto Thurlby Lane. The access road to Charleswold Court is then found on the right hand side and the property can be found towards the bottom of this country lane.

#### SERVICES

Mains electricity and water; private drainage system and oil fired central heating.

#### TENURE

Freehold.

#### VIEWINGS

Strictly by appointment with Fine & Country Nottingham.



**3 Charleswold Court, Stanton on the Wolds**  
 Approximate Gross Internal Area = 265.55 sq.m/2858 sq.ft

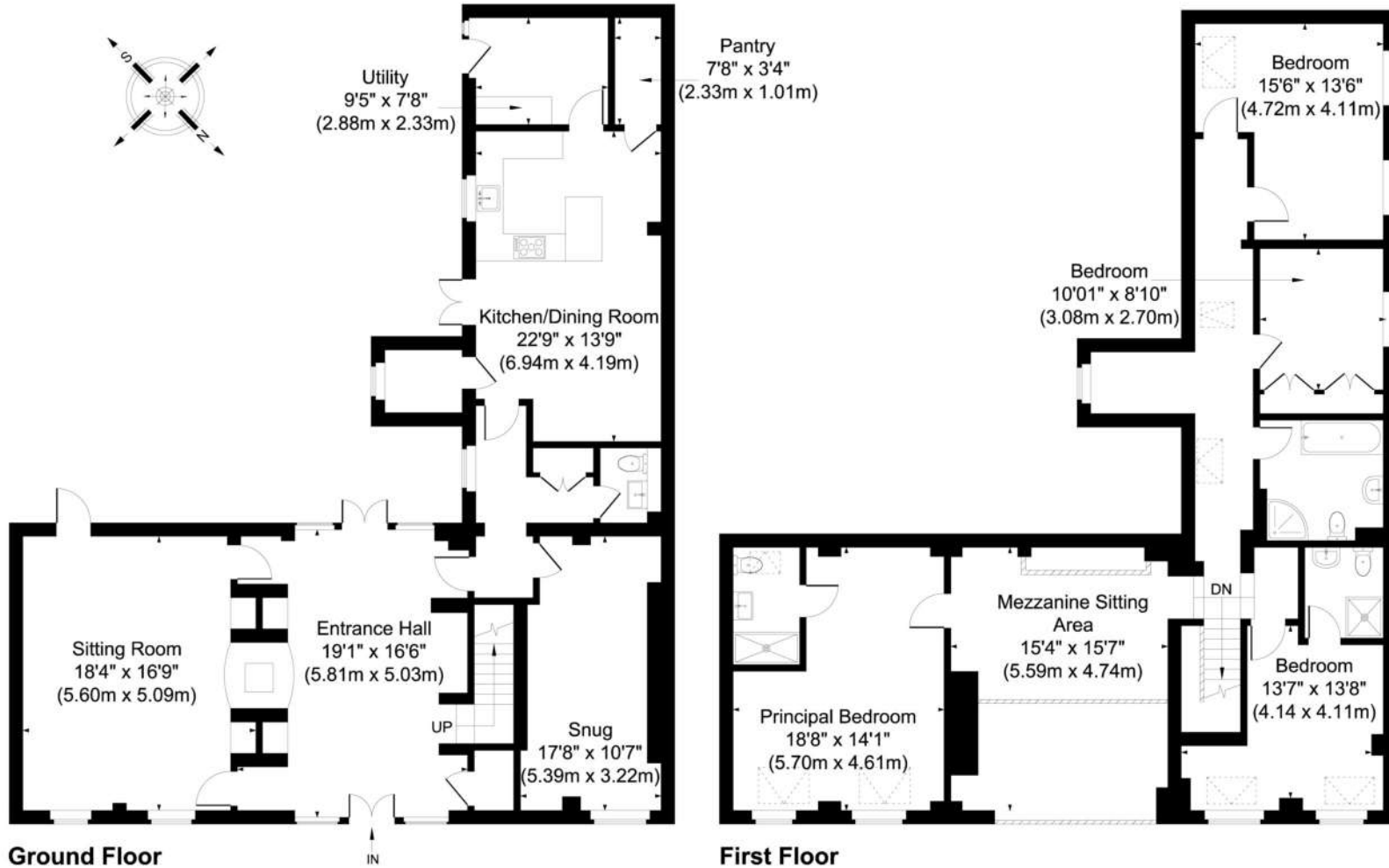
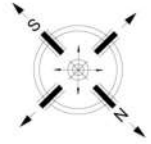


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		51
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		



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