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Garden Cottage  
Hall Lane | Colston Bassett | Nottinghamshire | NG12 3FB

# Garden Cottage

**Nestled in a private and secluded position within Colston Bassett in the sought-after Vale of Belvoir, Garden Cottage is a striking detached property that commands a wonderful position.**

## Ground Floor

Garden Cottage has a wonderful homely feel. Walking through the gabled front entrance with original flag stone flooring through the Gothic arched door one notes the traditional layout with many of the original features still in place, high ceilings, deep skirtings, and wooden floors throughout. A large hallway provides access to all the principal living accommodation, cellar and 180 degrees turn, oak staircase. The main reception room has many character features, original wooden floorboards and coving, limestone fire surround with a granite hearth housing a 'Chesney' multi-fuel burner. The room is further extended by the garden room where natural light floods in through the large bay window and French doors that give direct access to the gardens.



The dining room being dual aspect is abundant with original features including original floor to ceiling cupboards, limestone fire surround with 'Chesney' multi-fuel burner and further French doors leading to the garden. The study (currently utilised as a bar) follows the constant design of this home with original high ceiling, wooden floorboards, and 'cross timber' door originally used by garden staff for the collection of their salary. Access to the kitchen is gained via the boot room or alternatively via the main hallway. The former also leads to the utility area fitted with granite worktops and tiled flooring. The wonderful recently refitted breakfast kitchen has an abundance of hand painted kitchen units and island, complemented by the 'tobacco leaf design' granite worktops and natural stone tiled flooring. Built in appliances and gas four oven Aga with an intelligent management system make for a very practical work and living space. All benefitting from under-floor heating.



## First Floor

The spacious first floor landing provides access to four extremely generous double bedrooms, main bathroom and storage housing. All bedrooms are dual aspect immersing each space with natural light and original floorboards. Two bedrooms benefit from en-suite facilities, whilst the main









bathroom with painted floorboards has both a shower and free-standing roll topped bath.

#### Outside

The property stands in charming and quite exceptional grounds approaching 0.6 acres. The red brick structure with contrasting window lintels and sills with multiple gables makes for a stunning looking property. Framed by a mature, well screened wrap around garden laid to lawn and stocked shrubberies, part walled and a private sun trap. To the front is a gravelled "in and out" gated driveway with plentiful parking spaces. In addition to the double garage. The numerous patio areas are the perfect space for al-fresco dining or relaxing, private space within this tranquil setting.

#### Vendor Insight

Garden Cottage provides an oasis of tranquillity, situated within a beautiful natural woodland setting. The garden itself is a haven for the local wildlife. The village is within easy access of many sporting venues including, shooting, golf, tennis and horse riding. There are many country walks to discover including a canal path that stretches all the way to the river Trent. Just a short walk from the village is a health and beauty spa. A wonderful diverse selection of eating experiences can be visited locally.

#### Location

Colston Bassett has long been regarded as one of the premiere villages in the south of the county. Within the village the renowned Martin Arms restaurant and Inn. Colston Bassett Primary School, a privately run independent school with a good Ofsted rating. More comprehensive facilities are available in the nearby villages of Cotgrave, Cropwell Bishop, Radcliffe on Trent and Bingham. There is independent schooling within easy reach including Ratcliffe College and many sporting and leisure facilities at Rutland Water.

The village is well placed for fast road access to main centres of employment including Newark, Nottingham and Leicester (via A46) M1 South junction 21A, East Midlands Airport adjoining M1 (J24) and east coast rail line at Grantham (London Kings Cross scheduled just over an hour).

#### Tenure

The property is sold freehold and with vacant possession.

#### Services

Mains gas, electricity water and drainage are understood to be connected. Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.





**The Garden Cottage, Hall Lane, Colston Bassett**  
**Approximate Gross Internal Area**  
 Main House = 246 sq.m/2646 sq.ft  
 Garage = 24 sq.m/263 sq.ft  
 Total = 270 sq.m/2909 sq.ft

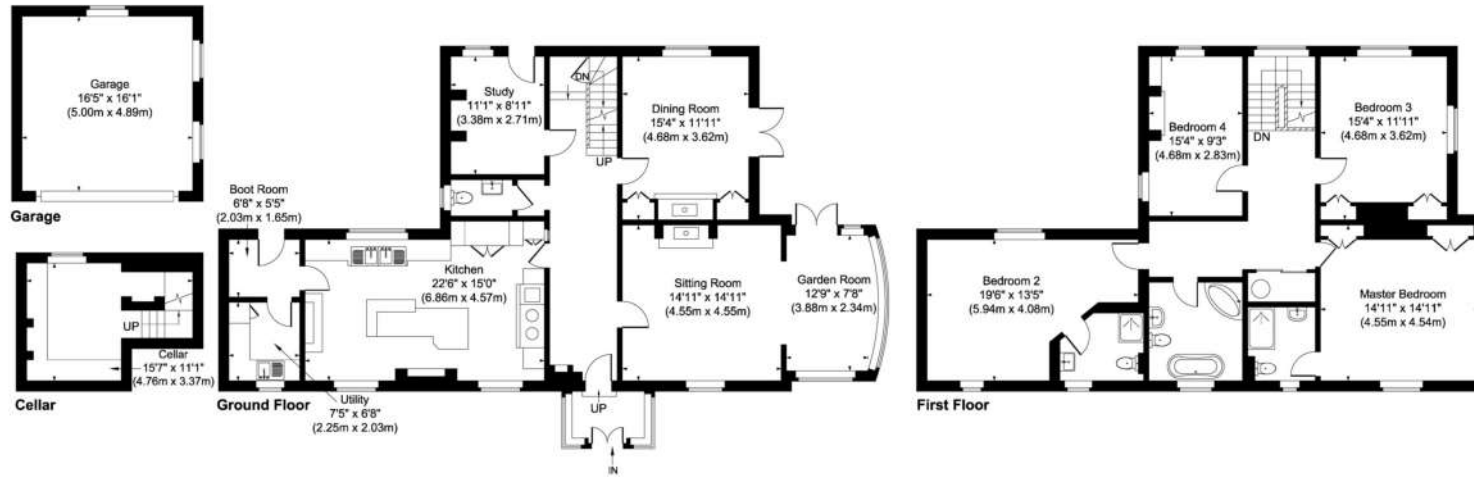
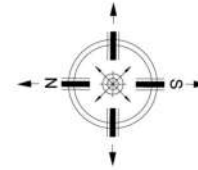


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(7-38)	F		



Fine & Country  
Tel: 0115 9822824  
nottingham@fineandcountry.com  
52 Rectory Road West Bridgford Nottingham NG2 6BU

[fineandcountry.com](http://fineandcountry.com)