



Walnut Tree Farm
Cotgrave Road | Owthorpe | Nottinghamshire | NG12 3GE

FINE & COUNTRY

STEP INSIDE

Walnut Tree Farm

Walnut Tree Farm offers something very special – a beautiful period home that has been sensitively remodelled, extended and designed to the highest of standards. When viewing the property, you instantly appreciate the attention to detail of all the work that has been carried out with the benefits of modern day workmanship which sit seamlessly alongside the period charm of the original building. The property now offers extremely well placed and comfortable accommodation with a versatile layout arranged over two levels showcasing period charm and character including heavily beamed ceilings, wide plank doors and feature fireplaces. The renovation has included high quality replacement windows, new heating system and bespoke fixtures and fittings and is now perfect for accommodating a modern family lifestyle.

GROUND FLOOR ACCOMMODATION

To the ground floor an impressive reception hallway with feature fireplace gives access to a lovely sitting room featuring heavily beamed ceiling and feature brick surround with open fire. To the other side of the reception hallway is a stunning living kitchen with well defined kitchen, dining and pantry areas which showcase high quality wall and base mounted units and an excellent range of integrated appliances. As you approach the rear of the ground floor an inner hallway gives access to practicalities including a utility room, downstairs wet room and boiler room. As you continue further to the rear you enter a newly converted wing which now provides two excellent reception rooms with some superb features which lead in turn to a stunning and luxurious main bedroom suite with lobby area leading into a vaulted bedroom which links round to a bespoke dressing room and stylish en suite shower room.

It should be noted that the design of the ground floor provides various access points to the rear courtyard via numerous sets of French doors. The flow of accommodation is superb, ideal for outdoor entertaining and linking to the outdoors.

FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor which showcases a further range of original features including exposed wall timbers. The landing provides access to three good sized bedrooms, one of which benefits from a dressing area and en suite. The remaining two bedrooms share the use of a high quality family bathroom. It should be noted that all rooms benefit from either delightful views of the gardens or far reaching views towards the Vale of Belvoir.









STEP OUTSIDE

Walnut Tree Farm

GARDENS & GROUNDS

Walnut Tree Farm stands within a mature plot amongst beautiful gardens and grounds. To the front is a formal walled garden with shaped level lawns and heavily stocked borders providing an expanse of seasonal colour and a nice variety of mature trees and specimen shrubs. There is an extensive York stone terrace ideal for those who enjoy outdoor entertaining as well as an ornamental pond. The property is approached through electric gates with a sweeping gravel driveway leading to a rear courtyard providing ample forecourt parking. Tucked away in the corner is a useful timber garden store and wood storage facility. Immediately to the rear of the property is an impressive landscaped terrace area which is ideal for outdoor entertaining and can be accessed from various points in the house.

All in all the beautifully maintained and landscaped grounds of Walnut Tree Farm provide the perfect setting for this period home.

LOCATION

Owthorpe is a pretty and peaceful hamlet approximately 7 miles from West Bridgford with a further quick link into Nottingham city centre. The village of Colston Bassett is just a mile away and the larger villages of Cotgrave and Cropwell Bishop are both within 1.5 miles having local shops including convenience stores. There is ease of access to the region's commercial and retail centres with a swift access point to the A46 giving greater access to the cities of Leicester and Lincoln and fast rail access to the City of London is available from Newark upon Trent and Grantham. The village is perfectly positioned to be positioned for rural life with many country and canal walks on the doorstep.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

TENURE

Freehold.



Walnut Tree Farm, Cotgrave Road, Owthorpe
 Approximate Gross Internal Area 250 sq.m / 2,691 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. NoOC388579. Registered office address: 69 High Street, Grantham, Lincolnshire NG31 6NR. Printed 06.06.2024



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