



2 Old Moat Court, Hall Lane,
Kinoulton, NG12 3EZ

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this stunning barn conversion to the market, situated in the sought after village of Kinoulton, within the Vale Of Belvoir.

Originally stables and a barn to the manor house, the property was converted by a local builder in the late 1990s. Further updated and improved by the current owner, the main accommodation is arranged over two floors and provides a large living room, a conservatory, a dining room, a bespoke kitchen/breakfast room, a utility room, a guest wc, plus a master bedroom with en-suite shower room to the ground floor, with the first floor landing giving access to two double bedrooms, and the family shower room.

The attached annex has a separate entrance and provides an additional living room, kitchen, bedroom, and shower room. Ideal for use as a "Granny Annex", a "Teenage Annex", or an "Air B&B".

Benefiting from gas central heating, double glazing, air conditioning units, and a security alarm, the property has well maintained and attractive gardens, to both the front and rear, plus a detached double garage and a driveway providing off road parking.

Overlooking local paddocks and countryside at the rear, the property occupies an idyllic position.

Viewing is essential.

Offers In Excess Of £650,000



GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Opening to the:-

Entrance Hall

With doors into the dining room, the kitchen/breakfast room, and the guest wc.

Guest WC

Fitted with a contemporary suite comprising a vanity unit incorporating the wash hand basin, and the concealed flush wc.

Velux window to the rear, laminate flooring, heated towel rail.

Kitchen / Breakfast Room

Fitted with a bespoke range of wall, drawer and base units, with under cabinet and plinth level lighting, tiled splash backs and square edge work surfaces. There is a composite sink and drainer unit, a waste disposal unit, a double dishwasher, a Stoves range style cooker and hob with an extractor hood over, and space for an American style fridge/freezer (the exiting appliance is available by separate negotiation).

Window to the the front, Velux window, space for a table and chairs, and a door to the:-

Utility Room

Fitted with wall, drawer and base units, roll edge work surfaces, space and plumbing for a washing machine, and space for a dryer.

Central heating boiler housed in a cabinet (serving the main property and annex), interconnecting door to the annex (lockable from both sides), UPVC door opening to the front garden.

Dining Room

Window to the front, Velux window to the rear pitch, air conditioning unit, open archway to the inner hallway.

Inner Hallway

Stairs rising to the first floor, doors into the master bedroom, and the living room.

Living Room

Large window to the front, an gas, remote control, living flame fire set in a wooden surround, an air conditioning unit, and double doors opening to the conservatory.

Conservatory

Of UPVC construction with a quarter height wall, wall light points, and French doors opening to the garden.

Master Bedroom

Overlooking the rear garden, the master bedroom has French doors opening to the patio, and a window to the rear. There is fitted pine bedroom furniture, an understairs storage cupboard, an air conditioning unit, and access to the en-suite.

En-Suite Shower Room

Fitted with a shower enclosure with a mains fed shower (with two heads), and a vanity unit incorporating the wash hand basin and wc.

There is tiling to the walls, laminate flooring, and a heated towel rail.

FIRST FLOOR ACCOMMODATION

First Floor Landing

With a window overlooking the countryside to the rear, an original beam to the ceiling, and doors into two double bedrooms, and the family shower room.





Bedroom

With a window overlooking the countryside to the rear, an air conditioning unit, and sliding mirrored door wardrobes.

Bedroom

With a window to the front, and a further window overlooking the countryside to the rear.

Family Shower Room

Fitted with a double shower enclosure (with two shower heads), a vanity wash hand basin, and a concealed flush wc.

Half height tiling to the walls, heated towel rail, laminate flooring.

ANNEX ACCOMMODATION

(With the ability to be used a part of the main property accommodation).

UPVC entrance door opens to the:-

Entrance Hall

Doors into the shower room, the double bedroom, and the living room.

Shower Room

Fitted with a shower cubicle, a pedestal wash hand basin, and a low flush wc.

Half height tiling to the walls, tiled flooring, Velux window.

Double Bedroom

Window to the front, Velux window, air conditioning unit.

Living Room

Two windows to the front, and two Velux windows to the rear pitch, open access to the:-

Kitchen

Fitted with a range of wall, drawer and base units, wood



effect work surfaces, a sink and drainer unit with a mixer tap over, space for an under counter fridge, plus an electric oven, and a gas hob.

Window to the front.

OUTSIDE

There are well maintained and attractive gardens to both the front and rear of the property.

The walled front garden includes a shaped lawn, and flower and shrub beds.

To the rear, the large garden backs directly onto paddocks beyond and includes; a patio seating area, a shaped lawn, established flower and shrub beds and borders, and a feature ornamental well. The gardens have external lights, an external tap and an external power point.

The DOUBLE GARAGE has an electric up and over door, power and lighting connected, and fitted storage racking. There is parking for two vehicles to the front of the garage.

Council Tax Band

Council Tax Band G. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,924.49.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



DISCLAIMER NOTES

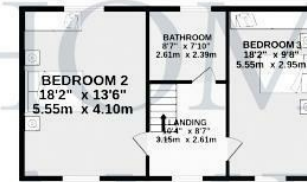
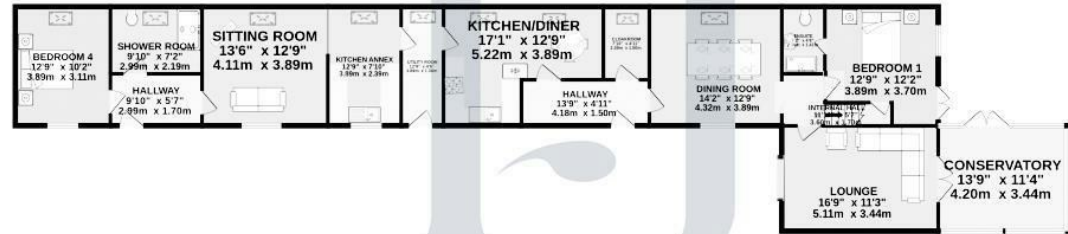
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MONEY LAUNDERING

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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	
	66
	77
England & Wales	EU Directive 2002/91/EC

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



TOTAL FLOOR AREA : 2183 sq. ft. (202.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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