



Jasmin Barn Plumtree Road,  
Cotgrave, NG12 3HT

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This beautiful, renovated barn conversion is situated in a secluded position, in the heart of the popular south Nottinghamshire village of Cotgrave, with views of the church spire to the rear.

Jasmin Barn provides generously proportioned and versatile accommodation, fitted and finished to a high standard, including; an entrance hallway, two separate living rooms, an open plan gym area, a bathroom, a bedroom, a breakfast kitchen and a utility room on the ground floor, with the first floor landing giving access to the master bedroom (with an en-suite shower room), and a further double bedroom.

Benefiting from a security alarm, gas central heating and double glazing, the property has attractively landscaped gardens to both the front and rear, plus a courtyard driveway and double garage providing off road parking for a number of vehicles.

Viewing is essential.

**Guide Price £550,000**





## ACCOMMODATION

The solid Oak entrance door at the front of the property, opens to the entrance hall. From here, the stairs rise to the first floor, there is a vaulted ceiling, exposed beams, a feature exposed brick wall, and original doors opening to the snug, and the ground floor bedroom.

The snug has a electric stove set in a brick surround, exposed beams, windows overlooking the garden and French doors opening out, steps up to the living room, and gives open access to the a gym area.

The gym area has a full height windows, and a door into the ground floor bathroom, which is fitted with a bath with a shower over, and a vanity unit incorporating a wash hand basin and a concealed flush wc.

The dual aspect living room has a feature electric stove set in a brock surround, exposed beams, a window to the front, and French doors opening to the rear garden. There is steps up to the breakfast kitchen.

Fitted with a bespoke range of English Oak wall, drawer and base units, with Karndean work surfaces and a central island with a granite work surface, the breakfast kitchen has appliances including a dishwasher, a (plumbed) American style fridge/freezer, a NEFF double oven (incorporating a combination microwave oven), and a NEFF induction hob with a NEFF extractor hood over. There are Velux windows to the side pitch, further windows to the front, a door to the courtyard style garden at the front, and a door to the utility room.

The utility room has wall and base units, roll edge work surfaces, a sink and drainer unit, and space and plumbing for a washing machine. There is a double cloaks cupboard, a UPVC door opening to the courtyard, and a personnel door to the garage.

On reaching the first floor, the landing has feature lighting, a vaulted ceiling, exposed beams, an exposed brick wall, and an attractive Oak bannister.

Accessed from this landing, the master bedroom has a range of fitted furniture including wardrobes, a dressing table and chest of drawer units, a window to the front, exposed beams, and access to the en-suite shower room. The en-suite shower room is fully tiled, and fitted with a vanity unit incorporating the wash hand basin and concealed flush wc, plus a double shower enclosure.

The second bedroom, also accessed from the landing, has a range of fitted furniture, and a door giving access to the large eaves storage

space (which house the Gloworm boiler). This eaves storage area could provide potential for conversion, subject to gaining the correct planning consent.

## OUTSIDE

Double electric gates, and a separate pedestrian gate give access to the courtyard parking area. This area provides parking for multiple vehicles, and gives access to the DOUBLE GARAGE (with an up and over door, power and lighting connected, a security alarm, and boarded loft space).

There is pedestrian gated access to a walled garden area which is laid to a paved seating area, and well stocked raised beds. There is also a pebbled garden, and a decked seating area with a fitted pergola over, and power and lighting.

Spanning the width of the property, the rear garden has fenced and walled boundaries, and enjoys views of the church. This well maintained garden includes rockery style beds with bark chips and established shrubs, and various block paved seating areas. The garden has an external tap and external lighting.

## Courtyard Access - Note

It should be noted that whilst the courtyard belongs to Jasmine Barn, two domestic vehicles must be allowed to park for the neighbouring property, and their garage is also accessed here.

## Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,526.15.

## Referral Arrangement Note

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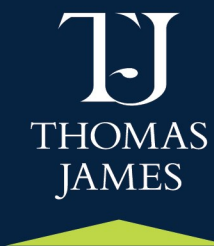
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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