

# HoldenCopley

PREPARE TO BE MOVED

Burntstump Hill, Arnold, Nottinghamshire NG5 8PP

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Offers Over £795,000

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This exquisite former school of the Seely Estate has been beautifully transformed into a captivating four-bedroom family home. Seamlessly marrying original charm with modern design elements, this detached residence radiates sophistication. Positioned on the outskirts of Burntstump Country Park, it grants easy access to Nottingham and neighboring regions, including the M1 Junction 27. Upon entering through the feature arched front door into the welcoming boot room, one is enveloped in a warm and inviting atmosphere. Internal doors lead to various spaces including the contemporary fitted breakfast kitchen with integrated appliances, a utility room, a sitting room, a conservatory, two bedrooms, and a bathroom. The focal point of the home is the striking vaulted living and dining room, boasting an exposed brick open fire place with a log-burner, a raised dining area, and an impressive 14'0 window opening out to the rear garden. Additional access leads to a cosy sitting room with a Victorian fireplace. Ascending the newly fitted oak spiral staircase reveals an airy mezzanine study area. Bedrooms one and two await on the first floor, with the master bedroom suite featuring a feature arched window, a walk-in wardrobe, and an en-suite shower room. Bedroom two offers an east-facing balcony accessed via French doors, providing delightful garden views, along with a snug and a shower room with an adjoining W/C. The property benefits from an oil-fired central heating system and a new electric fuse box in both the house and garage, ensuring energy efficiency. Externally, ample off-street parking is provided by an in-and-out gravel drive to the front elevation, leading to a double garage / workshop. Surrounded by approximately 0.75 acres of stunning mature gardens, the property offers well-maintained lawns, a private tree-lined aspect, a large patio area, greenhouse, vegetable patch, and two useful outbuildings, adding to its allure, along with plenty of sun exposure!





- Former School Converted Into Detached Residence
- 0.75 Acre Plot With Beautiful Gardens
- Four Bedrooms
- Vaulted Lounge Diner With Feature Wall & Double Height Windows
- Oak Spiral Staircase Leading To Mezzanine
- Sitting Room & Conservatory
- Three Bathrooms
- Double Garage & Two Versatile Outbuildings
- Ample Off-Road Parking
- Sought-After Location On The Edge Of Burntstump Country Park





## GROUND FLOOR

### Boot Room

6'5" x 5'6" (1.96 x 1.70)

The boot room features exposed brick walls, quarry tiled flooring, a UPVC double-glazed obscure window on the side, and a single arched door providing access into the accommodation.

### Inner Hall

13'5" x 5'4" (4.09 x 1.63)

The inner hall is adorned with Karndean flooring, a radiator, a panelled ceiling embellished with recessed spotlights, and a UPVC double-glazed window on the side.

### Lounge Diner

26'7" x 21'7" (8.12 x 6.58)

The open-plan living and dining space features carpeted flooring, three radiators, high vaulted ceilings hosting an oak spiral staircase leading to a mezzanine, double-height UPVC double-glazed windows with a single UPVC door, two secondary glazed sash windows, exposed ceiling beams, recessed spotlights, and an exposed brick chimney breast housing a log-burning stove with a tiled hearth.

### Kitchen

16'3" x 15'1" (4.96 x 4.61)

The kitchen boasts a selection of fitted shaker-style base and wall units complemented by engineered oak worktops, highlighted by a prominent breakfast bar island. It includes a double stainless steel sink with a swan neck mixer tap and drainer, integrated double and single ovens, as well as a Bosch microwave. An induction hob with an angled extractor fan and splashback adds a contemporary touch. Additionally, there is ample space for two fridge freezers, a vertical radiator, Karndean flooring, and UPVC double-glazed windows on the side.

### Utility

13'4" x 7'10" (4.07 x 2.39)

The utility room is equipped with fitted shaker-style base and wall units, offering multiple worktops for convenience. It features a stainless steel sink with a mixer tap and drainer, complemented by tiled splashback. There's ample space and plumbing for a washing machine, along with designated space for a tumble dryer and an additional under-counter appliance. The room is adorned with coving on the ceiling and Karndean flooring. It benefits from two UPVC double-glazed windows on the side elevation and access through a composite stable-style door.

### Conservatory

10'5" x 9'4" (3.20 x 2.87)

The conservatory features a wall-mounted electric heater for comfort, a polycarbonate roof accented with wooden beams, and wooden parquet-style flooring throughout. It boasts exposed brick walls and a series of full-height wooden-framed windows that offer picturesque views of the garden. Double doors provide convenient access to the rear.

### Sitting Room

13'5" x 12'4" (4.09 x 3.78)

The sitting room offers carpeted flooring, ceiling coving, a radiator, and a TV point for entertainment. Its focal point is a striking cast-iron open fireplace with a tiled hearth. Full-height UPVC double-glazed windows adorn the rear elevation, while double French doors gracefully lead out to the garden.

### Hallway

10'11" x 2'11" (3.33 x 0.89)

The hallway has Karndean flooring and coving to the ceiling.

### Bedroom Three

12'5" x 10'10" (3.81 x 3.31)

The third bedroom features carpeted flooring, a radiator, 75mm internal insulation, and a UPVC double-glazed window overlooking the front elevation.

### Bedroom Four

9'8" x 9'2" (2.96 x 2.80)

The fourth bedroom boasts carpeted flooring, a radiator, 75mm internal insulation, and a UPVC double-glazed window facing the front elevation.

### Bathroom

8'10" x 7'9" (2.71 x 2.38)

The bathroom features a low-level flush W/C, a corner-fitted bath with a mains-fed shower and wall-mounted chrome fixtures, as well as a pedestal washbasin. It includes a radiator with a chrome towel rail, an in-built triple cupboard, carpeted flooring, and an extractor fan for ventilation. Dual-aspect UPVC double-glazed obscure windows complete the space.

## FIRST FLOOR

### Study

26'7" x 10'1" (8.12 x 3.08)

The study is equipped with carpet tile flooring, two radiators, and a fitted desk providing ample storage space. Its wooden banister features straight iron tube spindles and offers a view overlooking the living and dining area.

### Master Bedroom

15'1" x 12'9" (4.62 x 3.91)

The main bedroom features an arched sash window overlooking the front elevation, along with carpeted flooring, 75mm internal insulation, and a radiator. It provides access to a walk-in closet and an en-suite bathroom.

### En-Suite

6'9" x 7'11" (2.07 x 2.42)

The en-suite features a concealed single flush W/C paired with a unit wash basin, complete with fitted storage and a bidet hose. It includes a wall-mounted vanity mirror with recessed spotlights, a shower enclosure with a mains-fed power shower, and partially tiled walls. Carpeted flooring adds comfort, while a chrome heated towel rail offers convenience. Recessed spotlights and an extractor fan provide illumination and ventilation. A UPVC double-glazed obscure window on the side elevation completes the space.

### Walk-In-Closet

This space has carpeted flooring.

### Snug

12'6" x 4'11" (3.82 x 1.52)

The snug has a Velux window with fitted blinds, carpeted flooring, a radiator, and eaves storage.

### Shower Room

9'0" x 5'2" (2.75 x 1.60)

This area features a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, carpeted flooring, partially tiled walls, and an in-built cupboard housing the water cylinder.

### W/C

4'7" x 3'8" (1.42 x 1.14)

This space has a low level flush W/C, an extractor fan, and carpeted flooring.

### Bedroom Two

17'4" x 10'5" (5.30 x 3.20)

The second bedroom is equipped with carpeted flooring, a radiator, a TV point, and a Velux window adorned with a fitted blind. It also boasts double French doors that open out to a small balcony area.

### Balcony

The balcony features artificial lawn and a decorative iron spindle banister, offering stunning views of the rear garden.

## OUTSIDE

The property occupies approximately 0.75 acres of land and boasts picturesque, well-established gardens surrounding it. A gravelled in-and-out driveway at the front offers abundant off-road parking space for multiple vehicles and grants access to the double garage. The front also features a lawn, courtesy lighting, and several gated entrances leading to the expansive rear garden. The rear garden is predominantly laid to lawn with a secluded tree-lined backdrop, complemented by a spacious patio area, vegetable patch, greenhouse, and hedged borders. Additional amenities include courtesy lighting, a shed, two versatile outbuildings, and a timber-built loup shed.

### Double Garage

20'2" x 19'0" (6.15 x 5.80)

The double garage, presently utilised as a workshop, features fitted base and wall units with rolled-edge worktops, a newly installed electric fuse box, and exposed ceiling beams. It is equipped with numerous power sockets, ample lighting, and wood-framed windows overlooking the rear elevation. Access is provided via two single doors to the side and rear, as well as two up-and-over doors leading out to the front driveway.

### Outbuilding One

18'1" x 12'2" (5.52 x 3.73)

This outbuilding, once a school classroom, features windows on either side, along with a single door and double doors for entry.

### Outbuilding Two

15'4" x 7'11" (4.69 x 2.42)

This timber-built outbuilding, currently serving as a log-store, is equipped with lighting, a tiled roof, several windows, power points, and a single door for access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Oil-Fired Central Heating

Septic Tank – Yes

Broadband – Openreach available

Broadband Speed - Standard 27 Mbps (Highest available download speed) 2 Mbps (Highest available upload speed)

Phone Signal – Some 3G & 4G available

Flood Risk – Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

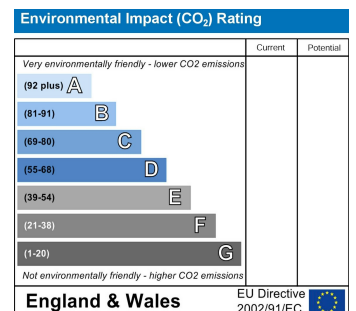
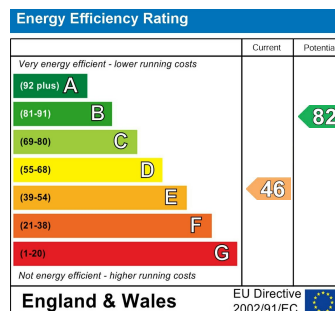
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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