



LESLEY  
GREAVES  
estate & letting agents



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Guide Price £850,000-£880,000

Cornwalls Hill, Lambley, Nottingham

NG4 4PZ

EPC Rating E





A unique opportunity to acquire a beautiful detached house in a picturesque location within 3.34 acres of land.

This charming air conditioned house is accessed via a private road. In brief the accommodation which is ripe for development, currently comprises a utility room, housing the hot water tank, modern shower room, kitchen, large conservatory with open views and four reception rooms to the ground floor. Three bedrooms, with open views, and a four piece family bathroom with a roll top bath and underfloor heating completes the first floor.

Outside is 3.34 acres of land with further outbuildings including a round house, double garage, custom built greenhouse, stables and workshops. There could be a possibility of further development subject to the relevant planning permission.

Lambley is a picturesque village with public houses/ restaurants, a primary school, bus and road links to Mapperley and Epperstone/Oxton By Pass.

- Freehold
- Council tax band E

UTILITY ROOM 11' 8" x 7' 3" (3.56m x 2.23m)

DOWNSTAIRS SHOWER ROOM 8' 11" x 3' 9" (2.72m x 1.16m)

KITCHEN 12' 0" x 12' 5" (3.68m x 3.80m)

LIVING AREA 24' 5" x 11' 4" (7.46m x 3.46m)

DINING AREA 10' 10" x 10' 4" (3.31m x 3.16m)

SITTING ROOM 24' 6" x 10' 10" (7.47m x 3.32m)

STUDY 12' 2" x 11' 1" (3.72m x 3.38m)

CONSERVATORY 24' 3" x 12' 3" (7.41m x 3.74m)

LANDING 15' 1" x 2' 11" (4.62m x 0.91m)

MASTER BEDROOM 12' 10" x 11' 3" (3.92m x 3.45m)

BEDROOM TWO 12' 4" x 11' 1" (3.77m x 3.40m)

BEDROOM THREE 11' 7" x 8' 2" (3.54m x 2.49m)

FAMILY BATHROOM 11' 5" x 9' 1" (3.50m x 2.79m)

OUTHOUSE AREA ONE 56' 5" x 20' 1" (17.21m x 6.14m)

OUTHOUSE AREA TWO 31' 7" x 17' 1" (9.63m x 5.23m)

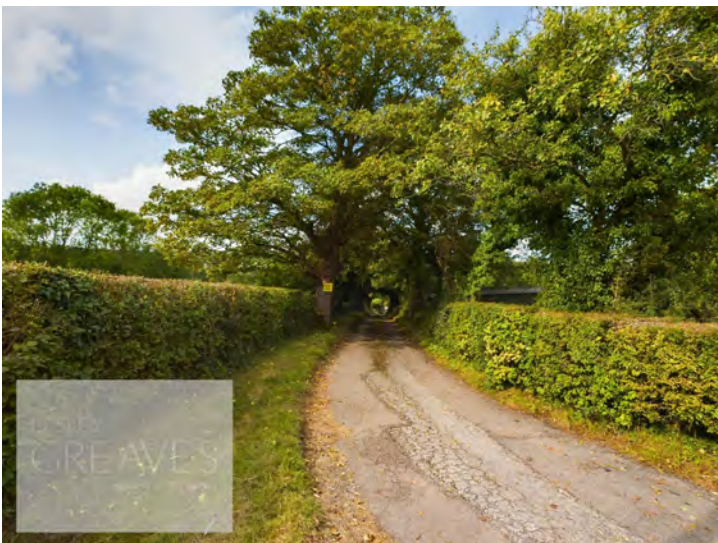
3.34 ACRES OF LAND











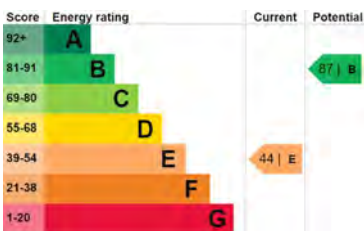
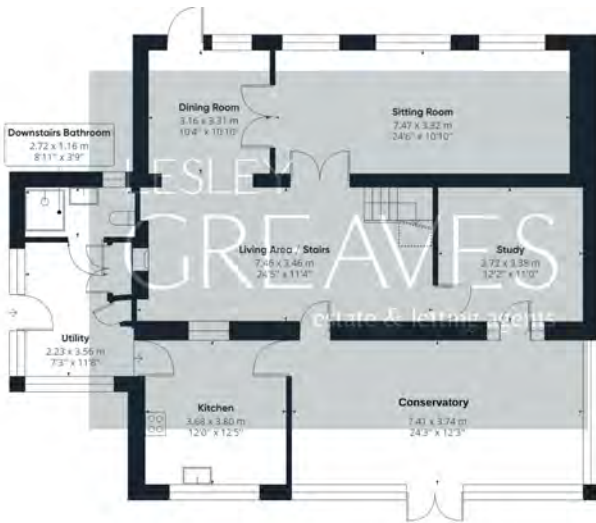






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COUNCIL TAX BAND: E

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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