



Offers Over £280,000

BESTWOOD LODGE STABLES | ARNOLD | NOTTINGHAM | NG5 8ND

**BuckleyBrown**  
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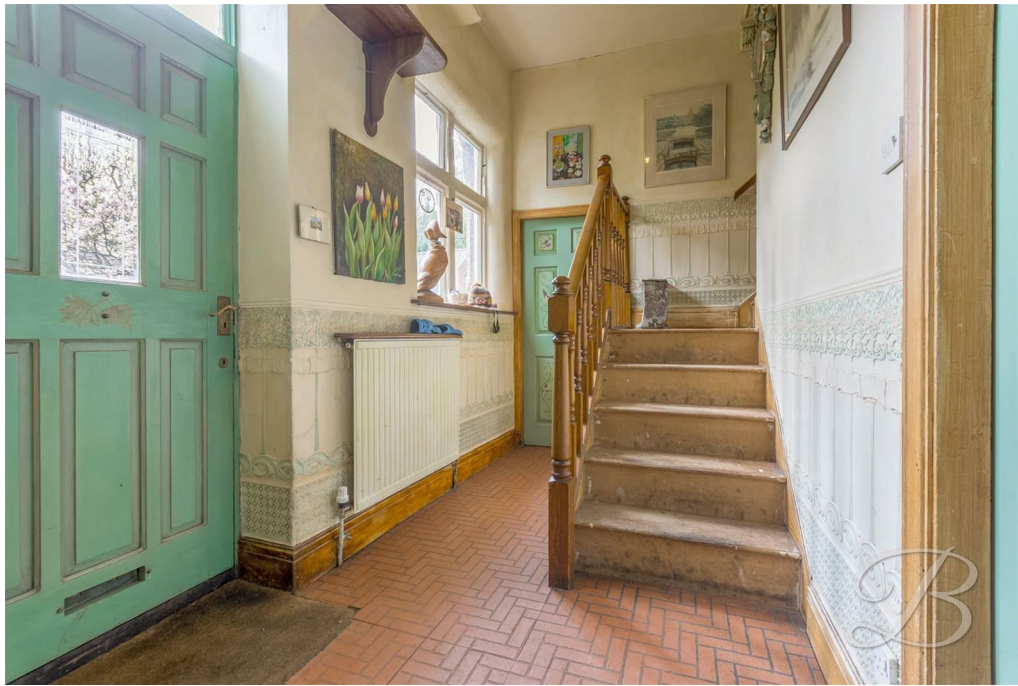
CHARMING AND TRADITIONAL!...Welcome to this enchanting Grade II listed property, where history and charm intertwine to create a truly wonderful living experience. Nestled within the serene setting of Bestwood Village Country park. As you enter through the gated entrance, you'll find the picturesque courtyard, bathed in sunlight, finished beautifully with surrounding mature trees and pond.

Stepping inside, you'll notice original features and high ceilings adding an air of grandeur. A traditional kitchen awaits, complete with dining space and shaker style wall units, work surface and tiled flooring. The living room presents a warm and welcoming ambiance, enhanced by the presence of a log burner, creating an inviting space to unwind and entertain. A spacious cloakroom is a great addition to the ground floor and can be easily utilised to your advantage, including a home office for remote working.

The first floor hosts two lovely bedrooms full of character. The master bedroom even offers an en-suite facility for added convenience.

Outside, a useful garage stands ready to accommodate storage needs, while an outbuilding presents exciting possibilities as a workshop or potential art studio, allowing creativity to flourish!





**Living Room 11'4" x 14'11"**  
 Fitted with a log burner, coving, central heating radiator, window to the rear elevation and French doors.

**Kitchen/Dining Room 15'6" x 17'5"**  
 Fitted with shaker style cabinets and units, work surface, gas hob, tiled walls, inset sink with mixer tap above, two central heating radiators, tiled flooring and double windows to both the front and rear elevation.

**Bedroom One 14'0" x 16'9"**  
 With central heating radiator,

traditional fitted wardrobes, double windows to the front elevation and access to an en-suite facility.

**En-Suite 5'5" x 6'6"**  
 Complete with a panelled bath, low flush WC, wash hand basin, tiling and a window to the rear.

**Bedroom Two 11'6" x 16'9"**  
 With a central heating radiator, fitted wardrobe, double windows to the rear and window to the front.

**Shower Room 5'1" x 6'2"**  
 Fitted with an enclosed shower, low flush WC and wash hand basin.



**Outside**  
 With gated entrance and driveway providing ample off-street parking, with surrounding mature trees creating a great backdrop. The courtyard is simply beautiful, featuring a maintained lawn and pond with fountain.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	

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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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