

# HoldenCopley

PREPARE TO BE MOVED

Main Street, Linby, Nottinghamshire NG15 8AE

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Guide Price £500,000

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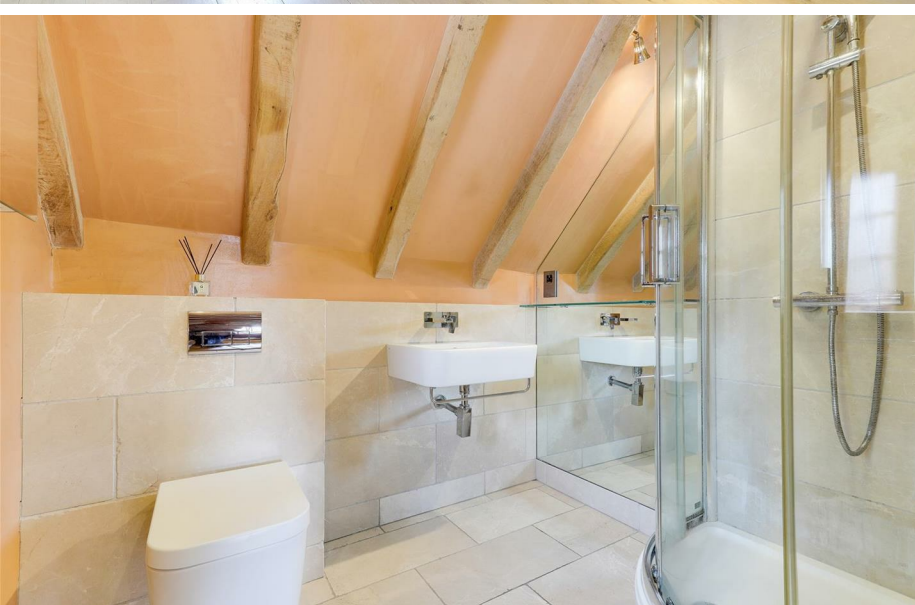
GUIDE PRICE: £500,000 - £550,000

GRADE II LISTED COTTAGE...

Nestled in the heart of Linby overlooking the village green, this meticulously restored grade II listed cottage exudes charm and character, seamlessly blending historic elegance with modern comforts for a countryside lifestyle. Built over 200 years ago, the property's true beauty is best appreciated through an internal inspection. Situated in a prime location, the cottage offers convenient access to local amenities, including a traditional village pub and the highly sought-after Linby Primary School. It is also part of the vibrant Linby Parish Council community. It also boasts excellent transport links via the A38 and A610, providing direct routes to the M1. The sympathetic modernisation of this cottage retains a range of original features, including solid oak beams, flagstone flooring, original cast iron radiators and exposed brick, combined with modern features like underfloor heating. The result is a tastefully appointed home with generously proportioned rooms. The accommodation includes a welcoming sitting room, a W/C, and a living room adorned with large exposed oak beams and a log burner, which opens to the dining room. The modern fitted breakfast kitchen features a half-vaulted ceiling, integrated appliances, and direct access to the garden. The first floor hosts two double bedrooms, a luxurious five-piece bathroom suite, and an en-suite to the second bedroom. Ascending to the second floor, you'll find two additional spacious double bedrooms. Outside, the private enclosed rear garden is a tranquil retreat, featuring a large flagstone patio area, a log store, a fish pond, a lush lawn, and a variety of established trees, plants, and shrubs. This cottage offers an idyllic blend of historic charm and contemporary living in a picturesque village setting.

MUST BE VIEWED





- Beautifully Restored End-Terraced Cottage
- Four Double Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Five-Piece Bathroom Suite & En-Suite
- Beautiful Rear Garden
- Grade II Listed Building
- No Upward Chain
- Sought-After Village Location





GROUND FLOOR

Sitting Room

13'0" x 11'6" (3.98 x 3.51)

The sitting room has flagstone flooring with underfloor heating, exposed oak beams to the ceiling, recessed spotlights, an exposed brick chimney breast alcove, an feature exposed brick wall, single-glazed with a sold oak frame and shutters to the front elevation and single door providing access into the accommodation.

Living Room

14'9" x 13'1" (4.52 x 4.01)

The living room has solid oak flooring, a cast iron column radiator, exposed oak beams to the ceiling, a focal point is found in the recessed chimney breast alcove, featuring a log burner stove and an exposed brick surround, feature exposed brick walls, open access to the dining room and two single-glazed windows with sold oak frames and shutters to the front elevation.

Dining Room

16'2" x 14'7" (4.95 x 4.47)

The dining room has solid oak flooring, two cast iron column radiators, exposed oak beams to the ceiling, feature exposed brick walls, open access to the kitchen and double French doors opening out to the rear garden.

W/C

4'9" x 2'6" (1.46 x 0.78)

This space has a concealed low level dual flush W/C, a wall-mounted wash basin, partially tiled walls, exposed beams to the ceiling and flagstone flooring,

Kitchen

13'1" x 9'0" (4.00 x 2.76)

The kitchen has a range of fitted base units with worktops, a double Belfast sink with a swan neck mixer tap, an integrated oven, microwave oven, an induction hob, extractor fan & dishwasher, a breakfast bar, plinth lighting, flagstone flooring with underfloor heating, exposed oak ceiling beams, feature exposed brick walls, two Velux windows, a single-glazed with a solid oak frame and shutters to the side elevation and a double-glazed window with a sold oak frame to the rear elevation.

FIRST FLOOR

Landing

9'4" x 5'10" (2.85 x 1.80)

The landing has solid oak flooring, a cast iron column radiator, a half vaulted ceiling with exposed oak beams, a double-glazed window with a sold oak frame to the rear elevation and access to the first floor accommodation.

Master Bedroom

14'10" x 13'2" (4.53 x 4.03)

The main bedroom has solid oak flooring, a cast iron column radiator, recessed spotlights, exposed oak beams to the ceiling, an exposed brick recessed chimney breast alcove, a feature exposed brick wall and single-glazed windows with sold oak frames and shutters to the front elevation.

Bedroom Two

13'2" x 10'5" (4.03 x 3.19)

The second bedroom has solid oak flooring, a cast iron column radiator, in-built fitted wardrobes, recessed spotlights, exposed oak beams to the ceiling, an exposed brick recessed chimney breast alcove, a feature exposed brick walls and single-glazed windows with sold oak frames and shutters to the front elevation.

En-Suite

6'10" x 5'9" (2.10 x 1.77)

The en-suite has a concealed low level flush W/C, a wall-mounted wash basin, a shower enclosure with an overhead rainfall shower and a hand held shower head, partially tiled walls, a heated towel rail, a wall-mounted electric shaving point, exposed oak beams to the ceiling, tiled flooring and single-glazed windows with sold oak frames with a shutter to the side elevation.

Bathroom

16'4" x 11'2" (4.99 x 3.41)

The bathroom has a concealed low level dual flush W/C, a bidet, a wall-mounted wash basin, a bath with tiled surround, a shower enclosure with an overhead rainfall shower, a handheld shower head, and massaged jets, partially tiled walls, a wall-mounted electric shaving point, a column radiator, tiled flooring, an in-built storage cupboard, a half vaulted ceiling with exposed oak beams, two chandeliers and a double-glazed window with a sold oak frame to the rear elevation.

SECOND FLOOR

Landing

7'8" x 2'5" (2.34 x 0.74)

The landing has solid oak flooring, exposed oak beams to the ceiling and access to the second floor accommodation.

Bedroom Three

14'9" x 13'3" (4.51 x 4.05)

The third bedroom has solid oak flooring, a cast iron column radiator, recessed spotlights, a vaulted ceiling with exposed oak beams and a Velux window.

Bedroom Four

13'4" x 10'2" (4.08 x 3.12)

The fourth bedroom has solid oak flooring, a cast iron column radiator, a vaulted ceiling with exposed oak beams, recessed spotlights, a Velux window and single-glazed windows with sold oak frames to the side elevation.

OUTSIDE

Front

To the front is a private road for residents, the front is adorned with variety of established plants and shrubs and courtesy lighting.

Back

To the rear is an enclosed private garden with a paved flagstone patio area with steps leading up to a lawn, a fish pond, a shed, a log store mature tress, the rear garden is adorned with a variety of established plants and shrubs, courtesy lighting, fence panelling boundary.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 35Mbps & Highest upload speed at 6Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

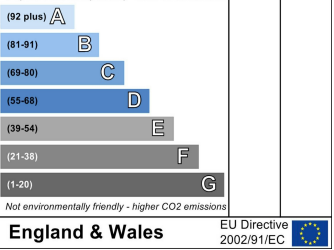
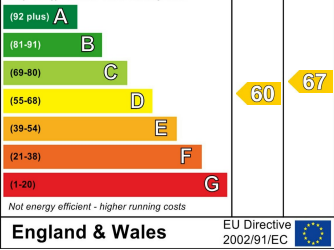
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

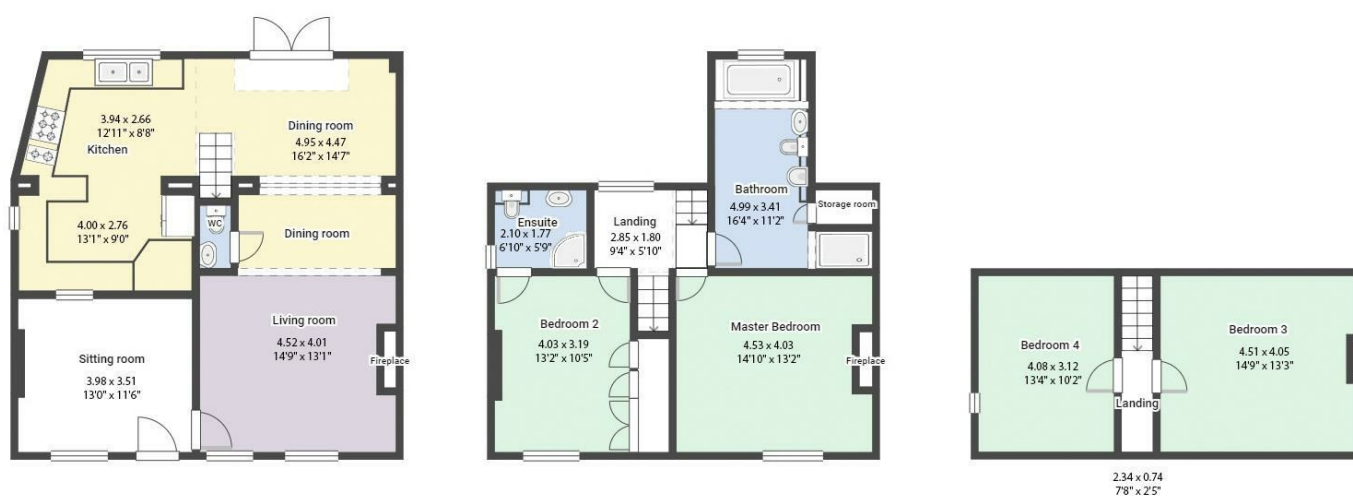
Any Legal Restrictions – No

Other Material Issues – No



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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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