

HoldenCopley

PREPARE TO BE MOVED

Mill Yard, Hucknall, Nottinghamshire NG15 7AP

£425,000

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RENOVATED PERIOD COTTAGE...

A piece of Hucknall history, this end-terraced cottage dates back to the 1800s. Once part of the town's Maltings, a prominent local landmark owned by Robert Widdowson, the proprietor of the Half Moon Inn, the cottage originally served as a residence for the brewer. Today, it offers a unique blend of heritage and modern comfort, providing a delightful, character-filled home. Renovated and extended by its dedicated owners, this home offers a seamless fusion of old-world character and contemporary living, with the added convenience of no upward chain. The ground floor greets you with a warm and inviting entrance porch, leading to two charming reception rooms, one of which features a cosy open fire. The newly fitted modern kitchen includes a breakfast bar and a range of integrated appliances, with bi-folding doors opening onto a private patio. Completing the ground floor are a utility room, a W/C, a spacious versatile office, and access to a large cellar divided into two useful rooms. Upstairs, the first floor houses four generous double bedrooms, including a master suite with stairs leading to a separate dressing room. The accommodation is completed by a four-piece bathroom suite and an additional shower suite. The property retains its historic charm with original oak beams, solid wooden doors, and wooden flooring, seamlessly integrating with modern updates. Outside, a gravelled and block-paved driveway provides ample off-road parking for multiple vehicles. Surrounding the property are three beautifully maintained gardens with multiple seating areas, lawns, and an assortment of mature trees, plants, and shrubs. Additional outdoor features include a greenhouse and a vegetable growing plot. Situated in a prime location, opposite and just a stone's throw from various shops, local amenities, commuting links, and excellent school catchments, this property offers a unique blend of history and modern living that is not to be missed.





- Beautifully Restored & Extended End-Terraced Cottage
- Four Good-Sized Bedrooms
- Three Reception Rooms
- Newly Fitted Breakfast Kitchen
- Utility & W/C
- Two Modern Bathroom Suites
- Ample Off-Road Parking
- Three Well-Maintained Gardens
- Accessed Via Private Drive With No Public Right Of Way
- Close To Local Amenities





GROUND FLOOR

Entrance Porch

5'0" x 4'2" (1.54m x 1.29m)

The solid-oak porch features a vaulted ceiling, recessed mat flooring, double-glazed wood-framed windows, and a hardwood door leading into the home.

Living Room

16'0" x 12'5" (max) (4.89m x 3.81m (max))

The living room showcases stained and varnished flooring, a TV point, exposed ceiling beams, a radiator, and a striking feature fireplace with a cast iron fire and a wooden mantelpiece. It is brightened by UPVC double-glazed windows to the front elevation, and a single door leading to the rear garden.

Dining Room

15'11" x 12'5" (max) (4.87m x 3.79m (max))

The dining room features stained and varnished flooring, exposed ceiling beams, and two UPVC double-glazed windows to the front elevation. It includes a radiator, dimmable recessed spotlights, and a pendant light fixture, adding to the ambiance. Additionally, there is a built-in double-door cloak cupboard which houses the combi-boiler.

Reception Room

15'9" x 11'1" (4.81m x 3.39m)

This versatile reception room offers a comfortable workspace features concrete flooring with carpeted covering and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

16'0" x 9'6" (max) (4.90m x 2.91m (max))

The newly fitted kitchen boasts sleek gloss base and wall units with under-cabinet lighting, complemented by a stylish breakfast bar. It features a composite sink and a half with a mixer tap and drainer, an integrated AEG double oven, an induction hob with an extractor fan, an integrated dishwasher, and space for an American-style fridge freezer. A vertical radiator, concrete flooring with vinyl covering, recessed spotlights, and a wall-mounted TV point add modern touches. Natural light floods the space through a UPVC double-glazed window on the side elevation, while aluminium bi-folding doors with integral blinds open onto the patio.

Utility Room

5'8" x 4'3" (1.73m x 1.32m)

The utility room is equipped with a fitted gloss wall unit, space and plumbing for a washing machine, and additional space for a tumble dryer. It includes a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

W/C

3'10" x 3'8" (1.19m x 1.13m)

This space features a low-level dual flush W/C, a wash basin with integrated storage, and a tiled splashback. It is equipped with an extractor fan, a single recessed spotlight, and a UPVC double-glazed obscure window on the side elevation.

BASEMENT LEVEL

Cellar

24'5" x 16'0" (max) (7.45m x 4.89m (max))

The cellar is divided into two rooms and includes lighting and power points. A single wooden door offers convenient access to the outdoor area.

FIRST FLOOR

Landing

25'5" x 6'6" (7.75m x 2.00)

The landing features carpeted flooring, a picture rail, an in-built cupboard, and a UPVC double-glazed window to the rear elevation, which allows for natural light. It provides access to the plastered loft and connects to the first-floor accommodation.

Bedroom One

15'9" x 11'2" (max) (4.82m x 3.42m (max))

The primary bedroom boasts carpeted flooring, a UPVC double-glazed window to the front elevation, and a Velux window with a fitted blind to the rear, creating a bright and airy space. The room features a vaulted ceiling with exposed beams and recessed spotlights over the bed. Additional amenities include a radiator, a TV point, and a wooden staircase leading to a dressing room on the second floor.

Dressing Room

10'8" x 7'4" (max) (3.27m x 2.25m (max))

The dressing room features carpeted flooring, a vaulted ceiling, and wall light fixtures. A Velux window with a fitted blind.

Bedroom Two

12'5" x 9'1" (max) (3.80m x 2.79m (max))

The second bedroom includes a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

12'7" x 9'1" (3.84m x 2.78m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a vertical radiator.

Bedroom Four

9'10" x 9'7" (3.02m x 2.94m)

The fourth bedroom features a UPVC double-glazed window to the side elevation, carpeted flooring, a vertical radiator, and a skylight window with a fitted blind.

Shower Suite

9'3" x 2'9" (2.84m x 0.84m)

This space includes a low-level dual flush W/C, a wash basin, and a shower enclosure equipped with a wall-mounted electric shower fixture. It features a vertical radiator, partially tiled walls, and tiled flooring. Additional amenities include an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bathroom

9'8" x 8'9" (max) (2.96m x 2.67m (max))

The bathroom features a low-level dual flush W/C, a pedestal wash basin, and a double-ended bath with a central tap. It also includes a shower enclosure with a mains-fed shower and a rainfall shower head. The space is enhanced by partially tiled walls, a vertical radiator, recessed spotlights, and a skylight window with a fitted blind. A single UPVC door completes the room.

OUTSIDE

The front of the property features a combination of gravelled and block-paved private driveway, with additional off-road parking opposite. The lawned area is complemented by a variety of mature trees, plants, and shrubs. A hedge with gated access leads to one of three meticulously maintained gardens. Each garden provides privacy and a welcoming atmosphere with multiple seating areas, an outdoor tap, courtesy lighting, well-kept lawns, and a diverse range of mature trees, plants, and shrubs. Additional amenities include a shed, steps leading down to the cellar, a picket fence, a vegetable growing plot, a greenhouse, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 93 Mbps (download) 20 Mbps (upload)

Phone Signal – Mostly 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - High risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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.

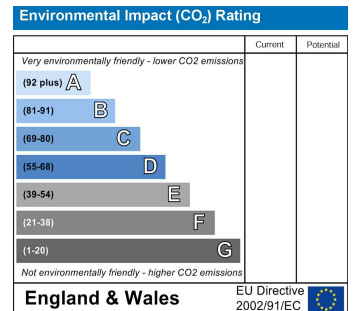
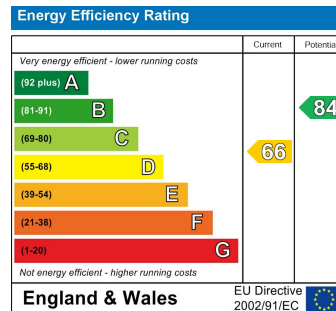
The vendor has advised the following:

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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