

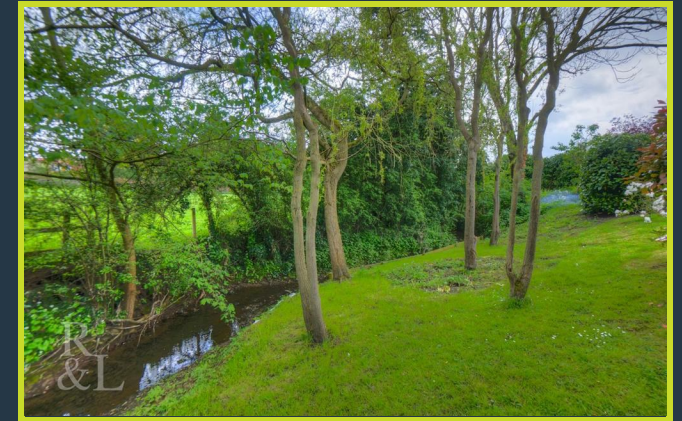


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Cliffs Cottage Main Street
Widmerpool | NG12 5PY | Guide Price £800,000

ROYSTON
& LUND

- Guide Price £800,000
- Characterful Semi-Detached Cottage
- Approx. 0.5 Acre Plot
- Scenic Village Location
- Five Bedrooms Throughout
- Multiple Reception Rooms
- Generous Gardens With A Detached Barn
- Driveway For Multiple Vehicles
- Freehold - EPC Rating E
- Council Tax Band F





Royston & Lund are delighted to present this stunning, character, semi-detached cottage situated in the beautiful village of Widmerpool in South Nottinghamshire. The property is full of charm & sits on a generous 0.5 acre plot which includes a detached barn with huge potential for Air B&B, home office, granny annex etc; subject to planning permission/building regulations.

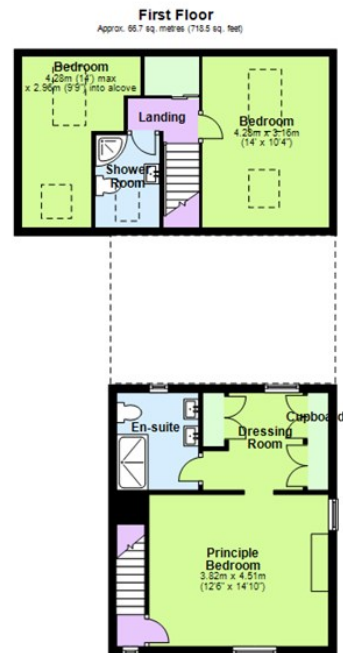
Widmerpool is a village and civil parish in Nottinghamshire, about 10 miles south-south-east of Nottingham & some 7.5 miles north-east of Loughborough. It is one of Nottinghamshire's oldest settlements and is just over a mile west of the A46 (the Fosse Way).

To the front of the property there are electric private gates, giving access to the property & its gardens. Upon entering the property you are greeted by the entrance hall providing access to the property throughout including a private staircase to the master suite, which features a dressing room & a modern ensuite. To the ground floor there are two bedrooms (one of which can act as an office depending on personal configuration). The bedrooms are complemented by the family bathroom which consists of a three piece white suite including a WC, bath with an overhead shower & a wash basin. To the rear of the property there is the main living accommodation which includes a stunning lounge with vaulted ceilings and a fireplace. There is also a formal dining room & a family area which is adjacent to the kitchen. The kitchen includes a range of units which provide ample storage.

To the second area of the first floor there are two bedrooms which benefit from being either side of a convenient shower room/WC.

From the bi-fold doors in the kitchen/family area, step out to an enclosed garden space, an ideal location for family gatherings.

The plot also includes a large driveway and gardens that have been well-maintained by the current owners and feature a stream, a vast lawn space, multiple plants/shrubs.



Main area: Approx. 216.4 sq. metres (2329.4 sq. feet)
Plus dem. approx. 51.9 sq. metres (557.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using Planico.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

