

# SUPERIOR HOMES

# ROYSTON & LUND





# Hall Farm Cottage Church

Clipston on the Wolds | NG12 5PA

Offers In Excess Of £595,000

Royston and Lund are delighted to offer to the market this recently refurbished three bedroom cottage located in the picturesque hamlet of Clipston on the Wolds. Set on a corner plot with a wrap around garden, this home has been finished to an extremely high standard throughout and boasts open views of the countryside.

An oak porch leads to a welcoming entrance hall which in turn opens to a beautiful open plan, L-shape, triple aspect lounge/kitchen/diner. The lounge features a log burner and has a doorway that leads into a large utility/boot room which also benefits from an external door (ideal for muddy boots or paws!). Off the lounge is the staircase leading up to the first floor with a couple of steps leading down to the kitchen/diner. The kitchen has a range of integrated appliances including a double oven, fridge/freezer, dishwasher and a central island that houses the hob whilst also having enough space for a dining table. Bi-fold doors off the kitchen open on to the patio.

To the first floor the landing leads to a stunning dual aspect master suite which features a vaulted ceiling with exposed beams, a walk-in dressing room and en-suite shower room whilst offering beautiful views over the fields out towards Clipston Woods. Two further bedrooms both benefit from built-in wardrobes with a family bathroom comprising a w/c, sink bath with shower over as well as a separate w/c.

To the front the of the property is a gated driveway providing off-street parking for multiple vehicles leading to a garage with enclosed, wrap around gardens to the front and side mainly laid to lawn with a patio area off the kitchen/diner.

Clipston on the Wolds is surrounded by open fields and home to the award winning 'Harkers' Farm Shop whilst still being ideally located for easy access to the A606, A46 and A52.







- Fully Refurbished Character Cottage
- Corner Plot With Wrap Around Garden
- Countryside Views
- Ample Off Street Parking & Garage
- Open Plan Living
- Dressing Room & En-Suite To Master
- Kitchen & Utility Room
- Immaculately Presented Throughout
- EPC Rating D
- Council Tax Band C







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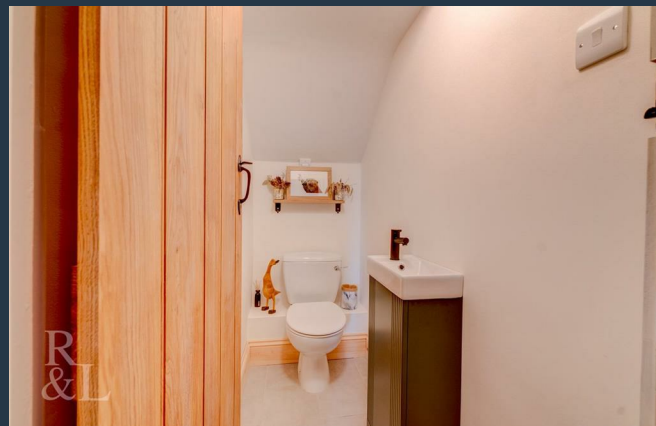
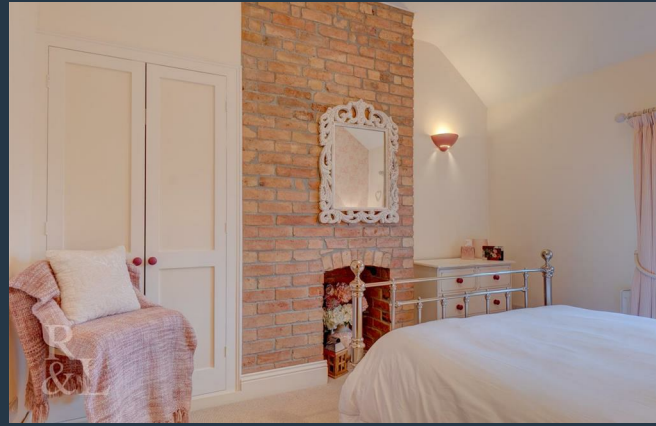






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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
66	82

**Environmental Impact (CO<sub>2</sub>) Rating**

England & Wales

EU Directive 2002/91/EC

Very environmentally friendly - lower CO2 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 CO2 emissions

Current

Potential

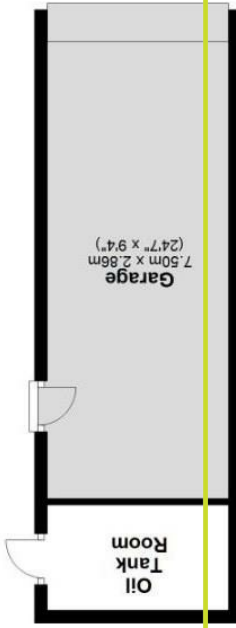
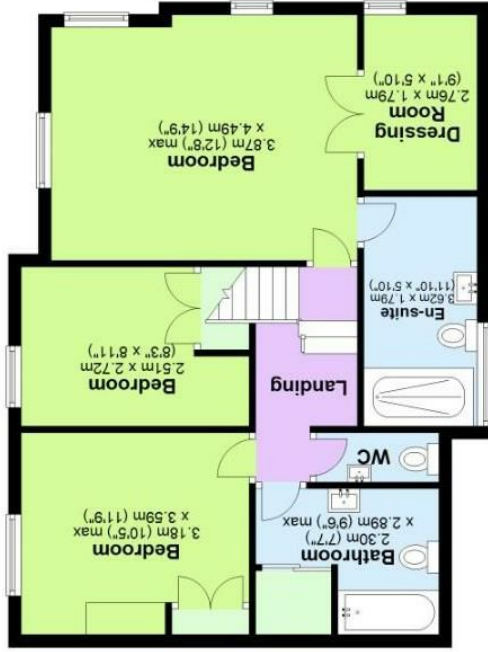
**EPC**

THE PROPERTY GUILD PROFESSIONALS

**PROTECTED**

naed | propertymark

The Property Ombudsman



Main area: Approx. 153.9 sq. metres (1656.1 sq. feet)

Plus outbuildings: approx. 4.7 sq. metres (51.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan 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 PlanUp.