

# HoldenCopley

PREPARE TO BE MOVED

Tollerton Lane, Tollerton, Nottinghamshire NG12 4FR

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Guide Price £800,000 - £850,000



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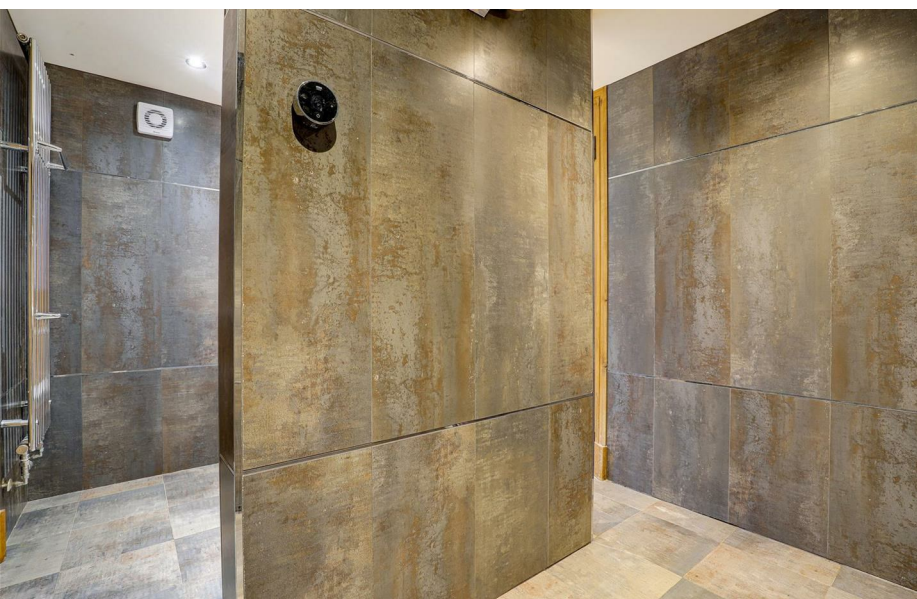
DETACHED BARN CONVERSION...

In the sought-after village of Tollerton, a rare and exceptional opportunity awaits to secure this unique bespoke detached barn conversion, presenting expansive living spaces with four double bedrooms. Crafted to an elevated standard, the property seamlessly integrates character features like latched doors, exposed timbers, and vaulted ceilings with the contemporary comforts of modern living, including double glazing and underfloor heating. Upon entering the ground floor, you are welcomed by an inviting entrance and inner hall that lead to a high-spec fitted kitchen featuring premium integrated appliances and units, complete with a breakfast bar and an open-plan dining and living area. The luxurious interior continues with a generously sized living room, utility room, W/C, and three double bedrooms, all complemented by two contemporary bathroom suites. Moving to the first floor unveils another double bedroom, a bathroom, and access to a large boarded loft. Externally, the property offers a spacious double garage, ample off-road parking, and beautifully landscaped gardens to the front, coupled with a charming courtyard garden at the rear. This uniquely designed residence effortlessly blends traditional charm with modern sophistication, creating an enviable living experience in this coveted village location.

MUST BE VIEWED







- Detached Barn Conversion
- Four Double Bedrooms
- High-Spec Open Plan Kitchen, Living & Dining Area
- Separate Large Living Room
- Utility & W/C
- Three Bathroom Suites
- Large Boarded Loft
- Well-Maintained Gardens
- Double Garage With Ample Off-Road Parking
- Sought-After Village Location











## GROUND FLOOR

### Entrance Hall

9'7" x 15'11" (2.94m x 4.86m)

Boasting a tiled floor equipped with underfloor heating, the entrance hall features exposed beams on the ceiling, a convenient cloak cupboard, wooden latch doors, recessed spotlights, double French doors that open onto the rear courtyard garden, an alarm control point, and a single wooden door flanked by glass panels, providing access to the accommodation.

### W/C

3'8" x 5'4" (1.13m x 1.63m)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled flooring with underfloor heating, tiled feature walls, exposed beams on the ceiling, a singular recessed spotlight, a chrome heated towel rail, and a double-glazed obscure window.

### Open Plan Kitchen, Dining & Living Area

14'2" x 34'10" (4.33m x 10.62m)

The kitchen features a range of sleek high gloss black-fronted units, an integrated Neff stainless steel fan-assisted double oven and grill, an integrated Neff stainless steel microwave, and space for an American-style fridge freezer. The space is thoughtfully designed with vertical pull-out larder cupboards, a tambour unit, walnut-effect base and corner units adorned with solid Granite worktops and matching splashbacks. The five-ring Neff gas hob is complemented by glass splashbacks and a stylish extractor unit with down lighting. The central island boasts matching Walnut-fronted base units and drawers, an integral two-drawer dishwasher, an inset stainless steel sink and a half with a waste disposal unit and pull-out movable swan neck mixer tap. The island also features a breakfast bar, all set against a tiled floor with underfloor heating. Additional highlights include an exposed feature beam, a vaulted ceiling, a Velux window, recessed spotlights, and double-glazed windows and double French doors leading onto the front patio.

Moving to the living and dining area, you'll find an engineered oak wooden flooring with underfloor heating, a continued vaulted ceiling, a Velux window, recessed spotlights, a TV point, an exposed feature beam, and a double-glazed window, and a latch oak door leading into the living room, completes this well-appointed and stylish living space.

### Living Room

24'5" x 10'9" (7.46m x 3.28m)

With underfloor heating beneath engineered oak wooden flooring, the living room exudes warmth and character. A focal point is the exposed brick fireplace adorned with a solid oak mantle and stone hearth. The room boasts a TV point, a vaulted ceiling with exposed beams, a Velux window for natural light, recessed spotlights, and distinctive double-glazed windows on the side providing picturesque views of the front garden.

### Utility Room

10'8" x 6'8" (3.27m x 2.04m)

The utility room has a range of wall and base units with a worktop, a stainless steel sink and a half with a swan neck mixer tap and drainer, space and plumbing for a washing machine and space for a separate tumble dryer, tiled flooring with underfloor heating, a convenient wine rack, a double-glazed door opening to the courtyard garden, and a vaulted ceiling adorned with recessed spotlights.

### Bedroom One

13'6" x 12'1" (4.12m x 3.70m)

The master bedroom is equipped with an array of fitted wardrobes complemented by matching drawers and built-in shelving, illuminated by recessed spotlights. Additional features include a TV point, a double-glazed window offering views to the front elevation, and access to the en-suite wet room through an inviting oak-latched door.

### En-Suite

9'10" x 7'9" (3.00m x 2.38m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, and an electrical shaving point. Enhancing functionality are an obscure double-glazed window to the side elevation, an extractor fan, recessed spotlights, and a vertical chrome towel rail. The walk-in double-width shower area features a power shower and a double-jet overhead mains-fed shower. The entire space is adorned with fully tiled walls reaching the ceiling, benefiting from underfloor heating. An oak-latch door leads to the boiler room, housing a wall-mounted Worcester Bosch gas boiler and a hot water cylinder.

### Bedroom Two

16'9" x 14'3" (5.13m x 4.35m)

The second bedroom features double-glazed windows on both side and rear elevations, providing ample natural light. It is equipped with a TV point, recessed spotlights, and comfortable carpeted flooring with underfloor heating. Additionally, the room offers fitted wardrobes with built-in drawers for convenient storage.

### Bedroom Four

12'5" x 9'10" (3.80m x 3.02m)

Overlooking the rear courtyard garden, the fourth bedroom is graced by a double-glazed window. The space is adorned with an engineered oak wooden floor featuring underfloor heating for added comfort. It is equipped with a TV point and boasts built-in wardrobes complemented by matching drawers for practical storage solutions.

### Bathroom

9'10" x 9'6" (3.00m x 2.90m)

Featuring a modern four-piece white suite, the bathroom includes a spacious double-width shower cubicle with a mains-fed shower and retractable screen. The suite also incorporates a low level dual flush W/C and a countertop wash basin, accompanied by cupboards and shelving for storage convenience. Additional amenities include an electric shaver point, full wall tiling, a tiled floor with underfloor heating, and a double-ended bath with a central mixer tap and retractable handheld shower head. Recessed spotlights add a contemporary touch, and an obscure double-glazed window to the side elevation ensures privacy.

## FIRST FLOOR

### Landing / Study

11'9" x 5'9" (3.60m x 1.76m)

The landing is equipped with a radiator, carpeted flooring, built-in cupboards featuring a desk and drawers, as well as fitted shelving. A Velux window on the side elevation provides natural light, and an oak-latch door grants access to the attic storage space. Additionally, oak-latch doors lead to both bedroom three and the en suite.

### Bedroom Three

13'1" x 14'2" (4.01m x 4.32m)

The third bedroom is adorned with fitted wardrobes complemented by matching drawers, and it features a double-glazed window offering views to the front elevation. Complete with a radiator, a Velux window on the side elevation, and carpeted flooring, the room is well-lit with recessed spotlights. Additionally, it includes a TV point for entertainment convenience.

### Bathroom

6'0" x 8'2" (1.84m x 2.50m)

The second bathroom showcases a low level dual flush W/C, a double-width shower cubicle with a mains-fed shower and a wall-mounted wash basin. Tiled walls and floors create a clean and contemporary ambience, while a Velux window on the side elevation enhances natural light. Practical amenities include a chrome towel radiator, an electric shaver point, an extractor fan, and ambient lighting provided by recessed spotlights.

### Loft

28'2" x 10'11" (8.61m x 3.34m)

The fully boarded loft features lighting, a vaulted ceiling, exposed beams, and generous storage space.

## OUTSIDE

At the front of the property, a shared driveway leads to a private parking, offering abundant off-road parking and providing entry to the detached, generously sized double garage constructed from bricks. The front also features a lawn garden with a raised slabbed patio, a diverse array of plants and shrubs, and outdoor lighting. Gated access leads to the courtyard garden, which boasts a variety of plants and shrubs, and additional outdoor lighting.

### Double Garage

24'6" x 19'10" (7.48m x 6.06m)

The double garage is equipped with an electric up-and-over front door, a courtesy rear door, and amenities such as power and lighting.

## ADDITIONAL INFORMATION

Electricity – To mains supply

Water – To mains supply

Heating – Gas Central Heating – To mains supply

Septic Tank – No

Sewage – To mains supply

Flood Risk – Very Low

Any Flood Defenses – No

Standard Construction – Yes

Mobile Phone Coverage - All voice, some 3G, all 4G, some 5G

Broadband - Openreach available

Standard available - 26 Mbps (Highest available download speed) / 0.9 Mbps (Highest available upload speed)

Superfast available - 71 Mbps (Highest available download speed) / 18 Mbps (Highest available upload speed)

Ultrafast - Not available

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

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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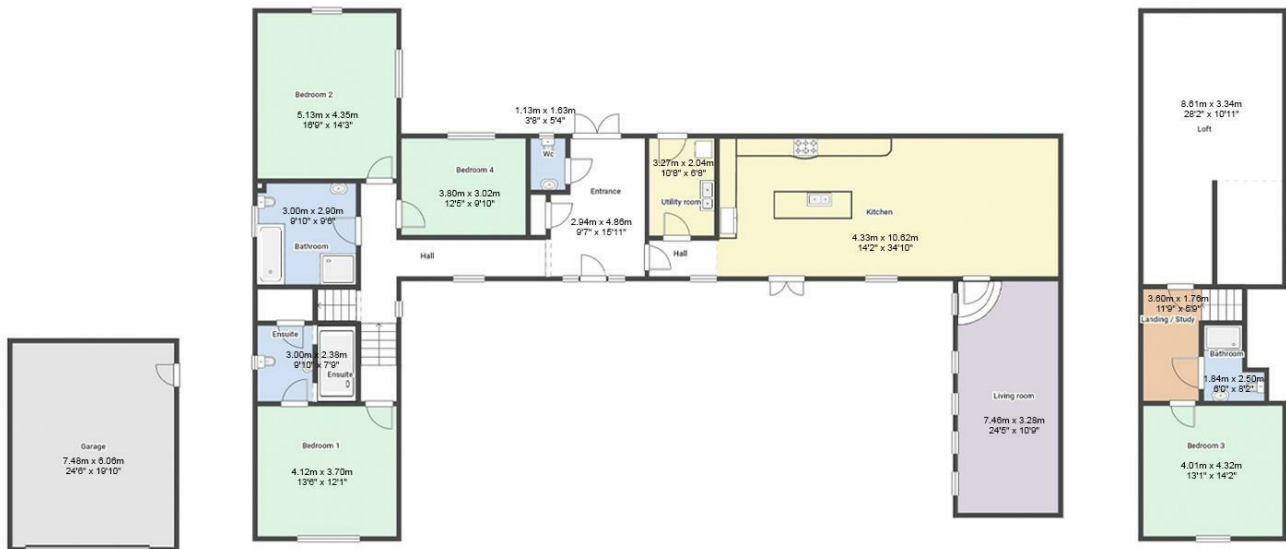
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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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