

# HoldenCopley

PREPARE TO BE MOVED

Radcliffe Road, Holme Pierrepont, Nottinghamshire NG12 2LT

---

**Guide Price £800,000 - £950,000**

Radcliffe Road, Holme Pierrepont, Nottinghamshire NG12 2LT



GUIDE PRICE: £800,000 - £900,000

NO UPWARD CHAIN - READY TO MOVE STRAIGHT INTO...

Nestled within an exclusive private development just minutes from West Bridgford and Radcliffe-On-Trent, this charming detached barn conversion offers versatile living arrangements across two spacious floors, making it the perfect forever home for growing families. Over the years, the property has undergone significant improvements and extensions, resulting in a light and airy residence that beautifully marries unique character with modern amenities. Upon entering, you're greeted by an inviting entrance hall bathed in natural light, complemented by a wooden staircase. The ground floor features a well-appointed W/C and a utility room for added convenience. The contemporary fitted kitchen showcases high-end appliances and sleek Granite worktops. This leads into an intimate dining room with French doors to the gardens, followed by the spacious living room boasting intricate timber details, providing a warm and welcoming atmosphere, while the adjacent south-facing garden room is a focal point with remote-controlled Velux windows, underfloor heating and expansive floor-to-ceiling windows that frame picturesque views of the landscaped garden. The ground floor also accommodates two generous double bedrooms, one with an en-suite, along with an additional bedroom that can serve as a study, and a modern family bathroom. Ascending to the first floor, you'll find the master bedroom, which features discreet access to the minstrels gallery balcony, along with another en-suite. This level also includes two additional double bedrooms, one with a second en-suite, ensuring ample space for family and guests. Set within approximately 0.35 acres, the property boasts beautifully landscaped gardens to the front, side, and rear, complemented by off-road parking and a double garage.

MUST BE VIEWED





- Detached & Extended Barn Conversion
- Five Double Bedrooms With Study / Additional Bedroom
- Flexible Living Accommodation
- Contemporary Fitted Kitchen With High-End Appliances
- Utility & W/C
- Four Modern Bathroom Suites
- Landscaped Gardens With New Paving
- New Guttering, Chimney, Internal Doors & More
- Double Garage & Ample Off-Road Parking
- \*Tranquil location under 5 minutes from West Bridgford & Radcliffe-on-Trent





## LOCATION

The Paddock falls within the catchment area for South Nottinghamshire Academy, making it an ideal choice for families seeking quality education. Additionally, prestigious private schools like Nottingham High School and Ratcliffe College are nearby. For outdoor enthusiasts, the location is a haven, with attractions such as Nottinghamshire Golf Club, Cotgrave Country Park, Holme Pierrepont Watersports Lake, Radcliffe on Trent Cricket Club, and Trent Bridge Cricket Ground all within easy reach. Sports fans will also enjoy the proximity to Nottingham Forest and Notts County. There is immediate access to a variety of scenic countryside walks right at your doorstep. Despite its peaceful location, it remains conveniently close to vibrant towns such as West Bridgford, Radcliffe on Trent, Bingham, and Cotgrave, each providing an array of pubs, restaurants, and supermarkets for everyday needs. Nottingham City Centre is just 5 miles away, with the A46 ensuring easy connections to Newark and Leicester.

## GROUND FLOOR

### Entrance Hall

18'6" × 8'8" (5.64 × 2.65)

The entrance hall features light oak flooring, a built-in cloak cupboard, carpeted stairs with a wooden banister, wall-mounted light fixtures, a radiator, and a composite door with a natural wood finish, complemented by narrow glass panels on either side and a triangular transom window above.

### W/C

7'6" × 5'10" (2.29 × 1.79)

This space includes a concealed dual flush W/C, a countertop wash basin, fitted storage cupboards, tiled splashback, tiled flooring, a chrome heated towel rail, and a oak-effect UPVC double-glazed obscure window at the front elevation.

### Living Room

22'10" × 11'6" (6.96 × 3.53)

The living room features light oak flooring and two radiators, complemented by a vaulted ceiling and an exposed brick chimney breast with a timber-framed minstrel's gallery. It includes a log-burning stove with a tiled hearth, a TV point, and wall-light fixtures, all open plan to a spacious snug area. Additionally, there are oak-effect UPVC double-glazed windows on the front and rear elevations, two single-glazed windows overlooking the family room, and double doors leading into it.

### Lower Level Living Room

11'3" × 8'5" (3.43 × 2.58)

This area features light oak flooring, ceiling coving, wall-light fixtures, and a oak-effect UPVC double-glazed window overlooking the rear elevation.

### Family Room

18'8" × 18'0" (5.71 × 5.50)

The south-facing family room boasts tiled flooring with underfloor heating and a wall-mounted digital thermostat. It features a vaulted ceiling with recessed spotlights and four Velux windows equipped with remote-controlled blinds. Additional highlights include a TV point, a timber-framed double-glazed window at the rear, gable-style full-height timber-framed double-glazed windows on the side, and double doors that open out to the garden.

### Dining Room

14'4" × 13'9" (4.38 × 4.21)

The dining room features light oak flooring, ceiling coving, a radiator, and oak-effect UPVC double doors that open out to the front garden.

### Breakfast Kitchen

16'7" × 11'3" (5.08 × 3.44)

The kitchen features a range of fitted shaker-style base and wall units topped with granite worktops and under-cabinet lighting. It includes an undermount sink with a mixer tap and draining grooves, an integrated dishwasher, a Neff double oven, a Neff microwave, and a Neff five-ring gas hob with an extractor fan and stainless steel splashback, tiled flooring with underfloor heating, recessed spotlights, room for a breakfast table, and oak-effect UPVC double-glazed windows overlooking the rear elevation.

### Utility Room

11'3" × 6'9" (3.43 × 2.06)

The utility room features a range of fitted shaker-style base and wall units with under-cabinet lighting. It includes a composite sink with a mixer tap and drainer, along with space and plumbing for a washing machine and a freestanding American-style fridge freezer. The room is finished with tiled flooring, a radiator, and a timber-framed door providing outdoor access.

### Inner Hall

22'0" × 5'9" (6.73 × 1.76)

The inner hall features light oak flooring and includes an in-built double-door cupboard. An oak-effect UPVC door leads to the front garden, and the hallway provides access to the ground floor bedrooms.

### Bedroom Three

16'3" × 14'10" (4.97 × 4.53)

The third bedroom boasts a partially vaulted ceiling with wall light fixtures, carpeted flooring, ceiling coving, a radiator, recessed spotlights, and an in-built cupboard, along with access to the en-suite. Full-height oak-effect UPVC double-glazed windows and double French oak-effect UPVC doors provide access to the front garden.

### En-Suite Three

9'8" × 3'10" (2.95 × 1.18)

The third en-suite has a low level dual flush W/C, a pedestal wash basin, a wall-mounted mirror, a corner-fitted shower enclosure featuring an Mira Azora Dual electric shower, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, and illuminated by recessed spotlights.

### Bedroom Five

13'8" × 11" (4.18 × 3.39)

The fifth bedroom boasts an oak-effect UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a TV point, and fitted door wardrobes with a mirror.

### Bedroom Six / Study

11'9" × 8'11" (3.60 × 2.74)

The sixth bedroom, which can easily be utilised as a study, features an oak-effect UPVC double-glazed window to the side elevation, light oak flooring, a TV point, and a radiator.

### Bathroom

11'4" × 8'10" (3.46 × 2.70)

The bathroom features a low-level dual flush W/C and two countertop wash basins with fitted storage underneath, a wall-mounted mirror, a walk-in shower enclosure with a sliding shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls, a radiator, recessed spotlights, and an oak-effect UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

## Landing

The landing features carpeted flooring and a timber banister that overlooks the ground floor, providing access to the first-floor accommodation.

## Master Bedroom

17'3" × 16'9" (5.27 × 5.13)

The master bedroom features carpeted flooring and a radiator, along with an oak-effect UPVC double-glazed dormer window at the rear with bespoke fitted shutters and a window seat. It includes a range of fitted furniture, recessed spotlights, access to the en-suite, and discreet access to the gallery balcony.

## En-Suite

10'0" × 8'8" (3.07 × 2.65)

The en-suite has a concealed dual flush W/C, an electrical shaving point, a countertop wash basin with fitted storage underneath, a wall-mounted mirror with lighting, a walk-in shower enclosure with an overhead rainfall shower and an additional shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan, and an oak-effect UPVC double-glazed obscure window to the rear elevation.

## Minstrels Balcony

The minstrel's balcony area features varnished dark wooden flooring and a radiator, offering a view that overlooks the living room.

## Bedroom Two

16'9" × 13'7" (5.11 × 4.16)

The second bedroom features a partially vaulted ceiling with recessed spotlights and a Velux window fitted with a blind, carpeted flooring, eaves storage, a radiator, and access to the second en-suite.

## En-Suite Two

10'11" × 9'0" (3.35 × 2.76)

The second en-suite features a low-level dual flush W/C, a countertop wash basin with fitted storage underneath, a wall-mounted mirror, a double-ended panelled bath with a handheld shower head, and a shower enclosure equipped with a Mira Azora Dual electric shower. The space is finished with tiled flooring, partially tiled walls, a chrome heated towel rail, a vaulted ceiling, recessed spotlights, and a Velux window fitted with a blind.

## Bedroom Four

11'6" × 11'0" (3.51 × 3.37)

The fourth bedroom features a vaulted ceiling with recessed spotlights, a Velux window with a fitted blind, carpeted flooring, a radiator, and a range of fitted furniture.

## OUTSIDE

Outside, the property benefits from gardens to the front, side, and rear, spanning approximately 0.35 acres. The outdoor space includes multiple grey sandstone patio areas, large lawns, and a variety of established trees, plants, and shrubs with herbaceous borders. Additional features include courtesy lighting, raised planters, a gravelled area, a children's play area, and gated access to off-road parking with a double garage.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (Upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – Yes

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

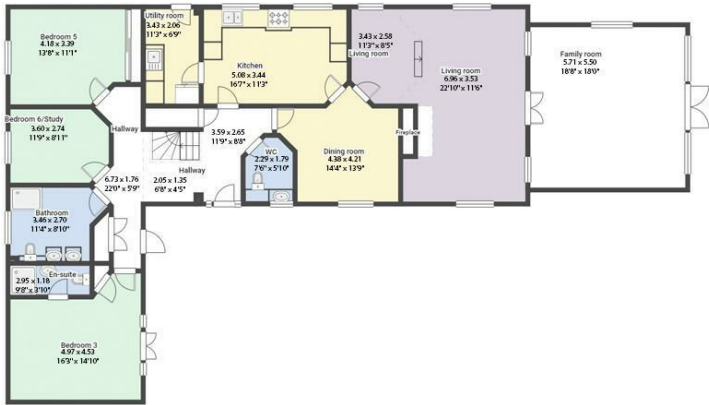
The vendor has advised the following:

Property Tenure is Freehold

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.



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.  
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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.