

HoldenCopley

PREPARE TO BE MOVED

Hill Farm Court, Edwalton, Nottinghamshire NG12 4DP

Guide Price £600,000

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SPACIOUS DETACHED BARN CONVERSION

Tucked away on a generous plot in a quiet, leafy cul-de-sac in the desirable village of Edwalton, this generously proportioned three-bedroom detached property offers a rare blend of privacy, convenience, and comfort. Ideally positioned within easy reach of local amenities, excellent school catchments, including Rushcliffe Spencer Academy and Edwalton Primary School, the only school in England with a working farm and a three-acre wood attached to the grounds and transport links, the property provides the perfect setting for relaxed, single-level living.

Step inside to find an entrance hall with an adjoining WC, leading to a versatile family room bathed in dual-aspect natural light. Beyond is a spacious living room featuring a charming fireplace with a stone surround and a bay window with views out to the gardens, creating a relaxing atmosphere for everyday living and entertaining. Both reception rooms benefit from patio doors opening onto the rear garden, effortlessly connecting indoor and outdoor living spaces.

The fitted kitchen is designed to meet all culinary needs and is complemented by a practical utility room/pantry. All three double bedrooms feature built-in wardrobes, with the generous master bedroom enjoying the added luxury of a large en-suite, complete with a patio door to the rear garden overlooking the pond, and a large bay window with views over the front gardens. A spacious family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The front offers a manicured lawn, a driveway with off-road parking for two vehicles, and access to a double garage. Across the cul-de-sac lies an additional parcel of garden land (approximately 0.04 hectares), complete with mature trees, shrubs, and a lawn. The private rear garden offers a tranquil escape, featuring a lawn, pond, established planting, and multiple patio seating areas ideal for outdoor relaxation.





- Detached Barn Conversion
- Three Double Bedrooms With Fitted Wardrobes
- Two Spacious Reception Rooms
- Fitted Kitchen
- Utility Room & W/C
- En-Suite & Family Bathroom
- Double Garage & Driveway
- Established Gardens & ~0.04ha Additional Garden Land
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6’3" x 6’2" (1.91m x 1.88m)
The entrance hall has quarry tiled flooring, a radiator, ceiling coving, internal double French doors providing access to the reception/ family room and a single door providing access into the accommodation.

W/C

6’1" x 5’8" (1.86m x 1.73m)
This space has a low level flush W/C, a pedestal wash basin, a radiator, partially tiled walls, ceiling coving, quarry tiled flooring and a double-glazed obscure window to the front elevation.

Reception Room

24’10" max x 16’10" (7.59m max x 5.14m)
This versatile family room has carpeted flooring, two radiators, ceiling coving, and dual aspect light and views provided by a double-glazed window to the front elevation and sliding patio doors opening out to the rear garden.

Living Room

20’8" x 16’10" (6.31m x 5.14m)
The living room has carpeted flooring, two radiators, ceiling coving, a feature stone gas fireplace, and dual aspect light and views provided by a double-glazed bay window to the front, and a double-glazed window and sliding patio doors opening out to the rear garden.

Kitchen

12’4" max x 11’10" (3.78m max x 3.61m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, microwave, a hob & extractor fan, space and plumbing for a dishwasher, partially tiled walls, ceiling coving, a radiator, carpeted flooring and a double-glazed window to the rear elevation.

Utility Room/ Pantry

12’4" max x 6’7" (3.76m max x 2.01m)
The utility room has a range fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and taps, space and plumbing for a washing machine, space for an additional fridge/ freezer, partially tiled walls, a radiator, ceiling coving, carpeted flooring, a double-glazed window to the rear elevation and a single French door providing access to the rear garden.

Hallway

28’1" max x 6’7" (8.56m max x 2.03m)
The hallway has carpeted flooring, a radiator, ceiling coving, two large in-built storage cupboards, access to the loft, and two double-glazed windows to the rear elevation.

Master Bedroom

16’10" x 13’5" (5.15m x 4.09m)
The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes, access to the en-suite, and dual aspect light and views provided by a double-glazed bay window to the front elevation and sliding patio doors providing access to the rear garden and overlooks the pond.

En-Suite

9’7" x 6’8" (2.94m x 2.04m)
The en-suite has a low level flush W/C, a pedestal wash basin, a bidet, a panelled bath with an handheld shower head, partially tiled walls, a radiator, ceiling coving, carpeted flooring and a double-glazed obscure window to the front elevation.

Bedroom Two

13’4" x 9’8" (4.08m x 2.95m)
The second bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes and double-glazed window to the front elevation.

Bedroom Three

12’6" max x 9’9" (3.83m max x 2.98m)
The third bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes and double-glazed window to the front elevation.

Family Bathroom

9’7" max x 9’3" (2.94m max x 2.83m)
The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a panelled bath with a handheld shower head, partially tiled walls, a radiator, ceiling coving, carpeted flooring, and a roof light over.

OUTSIDE

Front

To the front of the property is a pathway leading to the entrance door, and a driveway providing off-road parking, access to the double garage, gated access to the rear garden, a garden area with lawn, plants and shrub. An additional garden land (approx. 0.04 ha), complete with mature trees, shrubs, and lawn.

Double garage

17’3" x 17’1" (5.28m x 5.23m)
External door and window to the rear.

Rear

To the rear of the property is an enclosed private garden with a lawn, a paved patio area, a gated area with an additional paved patio area with feature pond, all with established plants and shrubs, courtesy lighting, fence panelling and brick-wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G and 5G coverage for the majority of networks.
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

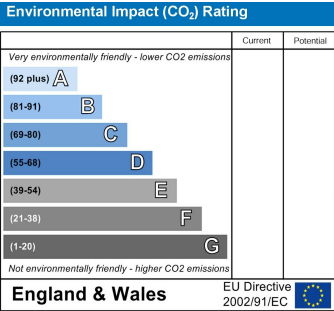
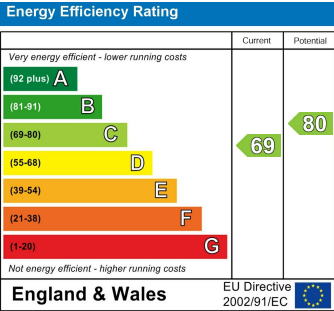
The boundary lines shown in the photograph are approximate and for illustrative purposes only. Buyers are advised to verify the exact boundaries through their own enquiries.
Council Tax Band Rating - Rushcliffe Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley 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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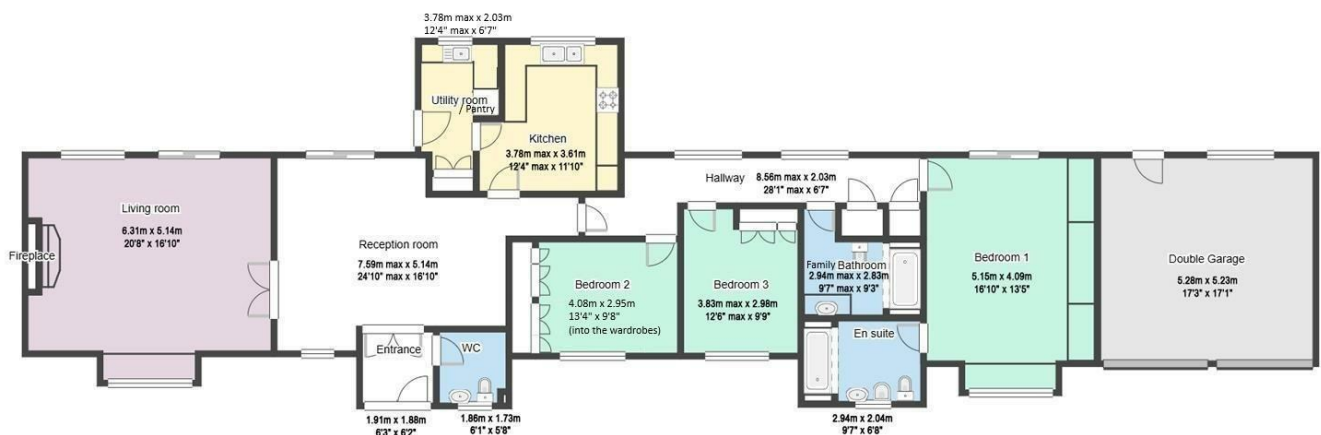
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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Total (approx.): 203.27 sqm / 2188.08 sqft

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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