

HoldenCopley

PREPARE TO BE MOVED

Radcliffe Road, Holme Pierrepont, Nottinghamshire NG12 2LT

Guide Price £650,000

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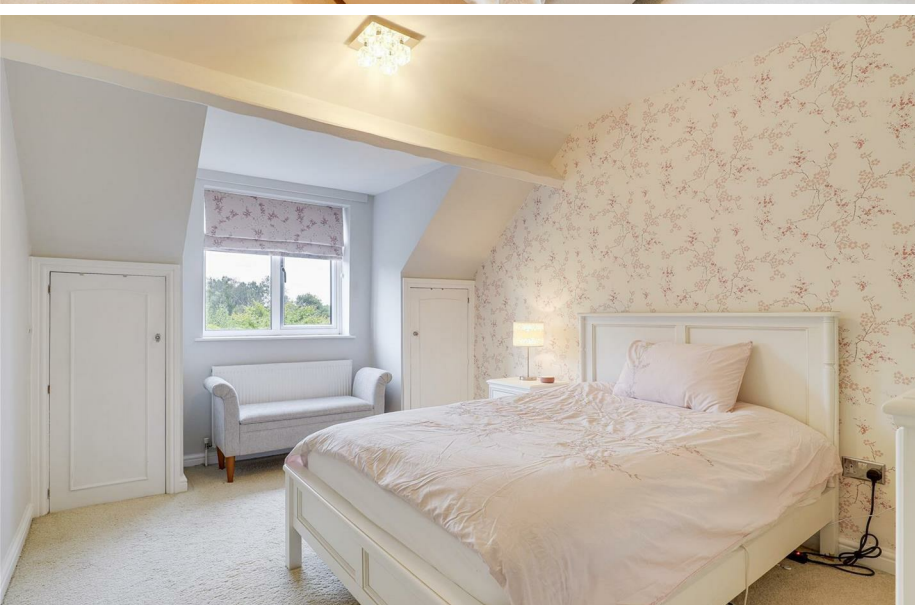
GUIDE PRICE £650,000 - £700,000

BEAUTIFULLY PRESENTED BARN CONVERSION...

This stunning Grade II listed four-bedroom barn conversion offers spacious, move-in ready accommodation perfect for family living. Blending character features with modern comforts, the property enjoys a prime location just moments from Holme Pierrepont Country Park—perfect for countryside walks—and benefits from easy access to West Bridgford, Radcliffe-on-Trent, local shops, and top-rated schools. The ground floor opens with a welcoming entrance hall leading to a W/C, a beautifully appointed kitchen featuring a natural marble island with breakfast bar, and a separate dining room perfect for entertaining. A generous living room boasts an exposed brick fireplace, while a versatile home office and a bright sunroom with a striking roof lantern provide flexible living spaces. Upstairs, the property features four well-proportioned double bedrooms, including a spacious master with en-suite shower room, alongside a sleek, modern four-piece family bathroom and access to a useful loft space. Externally, the property benefits from a shared block-paved courtyard offering ample off-road parking and two garages. To the rear, an expansive and private garden backs onto open fields, offering lovely views, two paved patio areas, a well-kept lawn, and a summer house. This is a rare opportunity to acquire a beautifully finished family home in one of Nottingham's most desirable locations.

MUST BE VIEWED





- Beautiful Barn Conversion
- Four Double Bedrooms
- Modern Fitted Kitchen With Natural Marble Island
- Four Versatile Reception Rooms
- Ground Floor W/C
- Contemporary Four Piece Bathroom Suite & En-Suite
- Off-Road Parking & Two Garages
- Expansive Private Rear Garden
- Immaculately Presented Throughout
- Sought After Location





GROUND FLOOR

Entrance Hall

18*2" x 5*5" (5.55m x 1.66m)
The entrance hall has wooden flooring, a carpeted stairs runner with an under the stairs cupboard, a radiator, painted wooden beams to the ceiling and a single timber door providing access into the accommodation.

W/C

7*8" max x 5*0" (2.36m max x 1.53m)
This space has a low level flush W/C, a pedestal wash basin, tiled flooring, a radiator, a built-in cupboard, painted wooden beams to the ceiling and a Aluminium double-glazed obscure window to the front elevation.

Kitchen

16*11" max x 12*4" (5.18m max x 3.78m)
The kitchen has a range of fitted base and wall units with wooden worktops and a tiled splashback, a natural Marble kitchen island breakfast bar, space for a Range cooker with an extractor hood, a Belfast sink with draining grooves and a swan neck mixer tap, space and plumbing for a washing machine, space for an American style fridge-freezer, tiled flooring, a column radiator with a chrome towel rail, painted wooden beams to the ceiling, a Aluminium double-glazed obscure window to the side elevation, a Aluminium double-glazed window with bespoke fitted shutters to the side elevation and a single Aluminium door providing access outside leading to the front of the property.

Dining Room

16*4" x 10*0" (4.98m x 3.05m)
The dining room has wooden flooring, a radiator, painted wooden beams to the ceiling and double French doors providing access out to the garden.

Living Room

16*5" x 12*4" (5.02m x 3.77m)
The living room has an internal window, wooden flooring, a fireplace with exposed red brickwork, a thick stone mantel and a traditional stone hearth, a built-in shaker style storage cupboard with an upper display cabinet and painted wooden beams to the ceiling.

Home Office

12*2" x 7*8" (3.72m x 2.36m)
The home office has a Aluminium double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted shaker style drawers with shelving and painted wooden beams to the ceiling.

Sun Room

16*7" x 11*11" (5.08m x 3.64m)
The sun room has Aluminium full length double-glazed windows to the rear and a Aluminium double-glazed window to the side elevation, carpeted flooring, recessed spotlights, a roof lantern and a single Aluminium door providing access out to the garden.

FIRST FLOOR

Landing

18*2" x 5*8" (5.55m x 1.75m)
The landing has a Aluminium double-glazed window to the front elevation, carpeted flooring, a radiator, painted wooden beams to the ceiling, recessed spotlights and provides access to the first floor accommodation.

Main Bedroom

17*8" x 12*7" (5.41m x 3.85m)
The main bedroom has a Aluminium double-glazed window to the rear elevation, a Velux window with a bespoke fitted blind, carpeted flooring, a radiator, freestanding wardrobes with drawers, painted wooden beams to the ceiling, recessed spotlights, access into the loft and access into the en-suite.

En-Suite

7*8" x 7*0" (2.35m x 2.14m)
The en-suite has a low level flush W/C, a countertop wash basin, a shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, a painted wooden beam to the ceiling, recessed spotlights, an extractor fan and a Velux window.

Inner Landing

5*7" x 2*10" (1.71m x 0.88m)
The inner landing has carpeted flooring and painted wooden beams to the ceiling.

Bedroom Two

15*0" max x 10*0" (4.58m max x 3.05m)
The second bedroom has a Aluminium double-glazed window to the rear elevation, carpeted flooring, a radiator, eaves storage cupboards, a painted wooden beam to the ceiling and access into the loft.

Bedroom Three

14*11" max x 12*6" (4.57m max x 3.82m)
The third bedroom has a Aluminium double-glazed window with bespoke fitted shutters to the side elevation, carpeted flooring, a radiator, a built-in wardrobe, painted wooden beams to the ceiling and recessed spotlights.

Bedroom Four

10*11" x 7*9" (3.33m x 2.37m)
The fourth bedroom has a Aluminium double-glazed window to the side elevation, carpeted flooring, a radiator, a painted wooden beam to the ceiling and access into the loft.

Bathroom

9*10" x 6*8" (3.02m x 2.05m)
The bathroom has a low level flush W/C, a vanity style wash basin, a fitted bath with a hand-held shower, a shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a chrome heated towel rail, painted wooden beams to the ceiling, an extractor fan, recessed spotlights and a Aluminium double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is a shared block paved courtyard providing off-road parking, two garages and an expansive private garden with two paved patio seating areas, a lawn, mature shrubs and trees, brick built raised planters, a summer house and courtesy lighting.

Garage One

20*2" x 11*4" (6.16m x 3.47m)

Garage Two

20*2" x 9*7" (6.16m x 2.93m)

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – Yes - located in hay barn
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years +
- Low chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – contact branch for more information
- Other Material Issues – No

DISCLAIMER

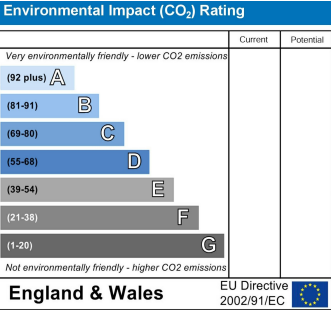
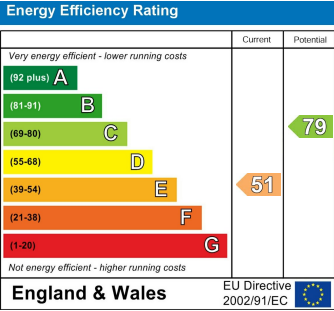
Council Tax Band Rating - Rushcliffe Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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