

HoldenCopley

PREPARE TO BE MOVED

The Hollies, Cotgrave, Nottinghamshire NG12 3HB

Guide Price £550,000 - £600,00

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BEAUTIFUL BARN CONVERSION...

This charming barn conversion within a gated development on the grounds of Stragglethorpe Manor, combining traditional character with modern living. Light, comfortable, and full of inviting spaces, the home has been thoughtfully refurbished to preserve its original features while incorporating contemporary conveniences. Set within The Nottinghamshire Golf & Country Club, the property enjoys views over a 36-hole golf course and access to the clubhouse. The area also provides scenic country walks, with local amenities in Cotgrave and the popular town of West Bridgford just a short drive away. On the ground floor, a welcoming entrance hall leads to the main living areas. The kitchen is well-equipped with integrated appliances, designed for both practical everyday use and entertaining. Next to it, the dining room offers plenty of space for family meals or gatherings. The garden room is bright and peaceful, a perfect spot to relax and enjoy views of the landscaped garden. The master bedroom includes built-in wardrobes, an en-suite bathroom, and direct access to the garden. To the front of the home, the second bedroom also has an en-suite shower room, ideal for guests or family. There's also a utility room and a downstairs WC. Upstairs, a generous sitting room provides a relaxing space to unwind or entertain, filled with natural light and characterful details. The third bedroom, currently used as a home office, is accessible from the living room. Outside, a charming courtyard garden at the front includes gravelled parking, while the rear garden has been thoughtfully landscaped for low maintenance, offering a balance of natural beauty and modern design, perfect for entertaining or simply enjoying the outdoors. The property also benefits from a brick-built garage with an up-and-over door and additional allocated parking.

MUST BE VIEWED





- Barn Conversion
- Three Bedrooms
- Three Reception Rooms
- Spacious Kitchen Dine
- Garage & Driveway
- Landscaped Gardens
- Sought After Location
- Good Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13*7" x 9*7" (4.16m x 2.94m)

The entrance hall has double glazed windows to the front elevation, a radiator, recessed lighting to the ceiling and floor, painted wooden beams to the ceiling, a fitted base unit, wood flooring with a recessed door mat, and a door providing access into the accommodation.

Kitchen/Diner

12*0" x 18*4" (3.68m x 5.60m)

The kitchen diner features a range of modern, stylish base and wall units complemented by granite worktops. It includes an under-mounted sink with a swan-neck mixer tap and integrated drainer grooves, an integrated oven, induction hob, and microwave. The ceiling showcases a mix of painted and natural wooden beams, while a Velux window brings in natural light. An exposed brick wall adds character, and the tiled flooring flows seamlessly into the dining area through open access.

Dining Room

7*8" x 10*9" (2.35m x 3.30m)

The dining room has tiled flooring, a radiator, painted wooden beams to the ceiling, and full height windows to the front and side elevation.

Inner Hall

14*11" x 4*3" (4.57m x 1.31m)

The inner hall has tiled flooring, a radiator, and wooden beams to the ceiling.

W/C

3*4" x 4*0" (1.03m x 1.23m)

This space has a low level flush W/C, a wall-mounted wash basin, a radiator, recessed spotlights, and vinyl flooring.

Storage Room

3*9" x 6*5" (1.16m x 1.97m)

The storage room has wooden beams to the ceiling, shelving, and tiled flooring.

Sunroom

10*9" x 11*4" (3.30m x 3.46m)

The sunroom has full height windows to the rear elevation, two skylights, a radiator, painted wooden beams to the ceiling, wood flooring, and French doors opening out to the rear garden.

Bedroom One

10*9" x 16*3" (3.30m x 4.96m)

The first bedroom features a window to the front elevation, fitted wardrobes, recessed spotlights, a radiator, and carpeted flooring, with direct access to the en-suite

En-Suite

7*9" x 9*11" (2.38m x 3.03m)

The en-suite features a concealed dual-flush WC, a wall-mounted wash basin, and a double walk-in shower with a ceiling-mounted rainfall shower. It also includes a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

10*9" x 16*6" (3.30m x 5.04m)

The second bedroom features a rear-facing window, a radiator, fitted wardrobes, painted wooden beams on the ceiling, recessed spotlights, and carpeted flooring. French doors provide access to the rear garden, and the room also connects to an en-suite bathroom.

En-Suite

6*7" x 8*5" (2.02m x 2.57m)

The en-suite includes a rear-facing window, a concealed dual-flush WC, a countertop wash basin, and a walk-in shower with a wall-mounted fixture. It also features a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring

FIRST FLOOR

Living Room

23*9" x 18*5" (7.25m x 5.62m)

The living room features a front-facing window and four Velux skylights, allowing plenty of natural light. It has a TV point, two radiators, and exposed wooden beams on the ceiling, adding character to the space. A balcony with stairs leads down to the ground floor, and the room is finished with carpeted flooring.

Bedroom Three

10*0" x 16*6" (3.05m x 5.05m)

The third bedroom features an arched window overlooking the rear, a Velux window, a radiator, exposed wooden beams on the ceiling, and carpeted flooring

OUTSIDE

Front

To the front, the property boasts a charming courtyard garden, complete with a gravelled off-road parking area.

Rear

At the rear, a thoughtfully designed contemporary garden offers a low-maintenance retreat, seamlessly combining natural beauty with subtle, artistic touches—ideal for relaxing, entertaining, or simply enjoying the outdoors. Additional benefits include a brick-built garage with an 'up and over' door, along with a further allocated parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

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.

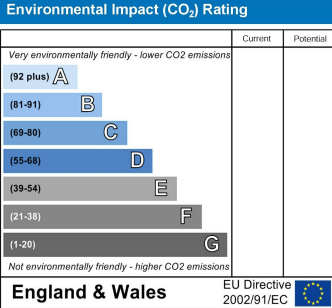
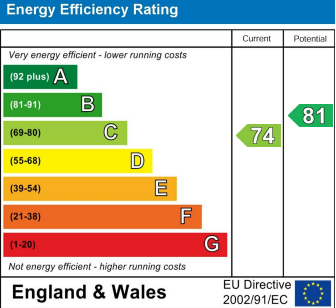
The vendor has advised the following:

Property Tenure is Freehold

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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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