

# HoldenCopley

PREPARE TO BE MOVED

Church Lane, Thrumpton, Nottinghamshire NG11 0AW

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Guide Price £500,000 - £550,000



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### A UNIQUE HOME IN A PICTURESQUE VILLAGE SETTING...

Situated within a Victorian conservation area in the highly sought-after village of Thrumpton — renowned for its picturesque rural setting, period charm, and strong community spirit — this detached property occupies a generous sized plot and offers a distinctive layout with spacious accommodation throughout, full of character. The home benefits from oil-fired heating, double insulation and owned solar panels, providing efficient warmth in winter and a naturally cool environment during the summer months. On the ground floor, you'll find a welcoming porch leading into an entrance lobby featuring a bespoke built bar area, perfect for entertaining. The dining room boasts an open grate fire, while the living room offers a cosy log burning stove. A large sunroom floods the space with natural light, creating a wonderful spot to relax. The modern kitchen is fitted with a range of high-end integrated appliances and is complemented by a separate utility room, a shower room, and a fourth bedroom, ideal for guests or flexible living. Upstairs, the first floor houses three well-proportioned bedrooms, a further bedroom currently used as a study, and a bathroom suite. Outside, the front driveway provides parking for approximately four vehicles and grants access to two separate garages. To the rear, a fantastic sized enclosed garden enjoys views over open country fields and includes multiple patio areas, a greenhouse, and two sheds — a perfect balance of outdoor space for both relaxation and practical use. This is a rare opportunity to own a characterful family home in a tranquil village location with excellent commuter links nearby.

MUST BE VIEWED







- Unique Detached House
- Five Bedrooms
- Two Reception Rooms & Large Sun Room
- Modern Fitted Kitchen With Appliances & Separate Utility room
- Bathroom & Shower Room
- Ample Off-Road Parking & Double Garage
- Large Garden With Two Sheds
- Fantastic Open Field Views
- Owned Solar Panels
- Charming Sought-After Village Location











GROUND FLOOR

Porch

4'4" x 7'1" (1.321m x 2.16m)

The porch has minton tiled flooring, a radiator, UPVC double-glazed windows to the front and side elevation, and a single UPVC door providing access into the accommodation.

Hall

4'9" x 3'10" (1.46m x 1.19m)

The hall has carpeted flooring, a radiator, and wall-mounted coat hooks.

Reception Room

8'9" x 10'10" (2.69m x 3.32m)

The entrance lobby has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and a bespoke-built bar area.

Inner Hall

3'7" x 4'8" (1.1m x 1.43m)

The inner hall has carpeted flooring, an in-built cupboard, and in-built shelves.

Dining Room

9'6" x 15'11" (2.92m x 4.87m)

The dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and an open grate fireplace with a decorative surround and tiled inset.

Living Room

18'9" x 14'4" (5.72m x 4.38m)

The living room has a UPVC double-glazed bow window to the rear elevation, carpeted flooring, coving to the ceiling, two radiators, a TV point, a recessed alcove with a log-burning stove, wall-light fixtures, a plastered wall niche with scallop detail, and double doors leading into the sun room.

Sun Room

8'6" x 20'1" (2.61m x 6.14m)

The sun room has wooden flooring, painted brick walls, a wall-mounted electric heater, a ceiling fan light, a range of UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Hall

8'10" x 3'9" (2.70m x 1.15m)

The hall has carpeted flooring and a radiator.

Office / Bedroom 4

12'1" x 9'6" (3.70m x 2.90m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Utility Room

6'2" x 8'10" (1.90m x 2.70m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, wood-effect flooring, partially tiled walls, and a UPVC double-glazed window to the side elevation.

Kitchen

12'11" x 9'6" (3.95m x 2.91m)

The kitchen has a range of fitted handleless base and wall units with laminate worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated Bosch oven, an integrated Bosch convection microwave, a Bosch induction hob, an integrated pantry fridge, space and plumbing for a dishwasher, wood-effect flooring, tiled walls, and a UPVC double-glazed window to the rear elevation.

Shower Room

5'4" x 8'9" (1.63m x 2.69m)

The shower room has a low level dual flush WC, a vanity unit wash basin with fitted storage, a shower enclosure with a mains-fed shower, grab handles, a heated towel rail, tiled flooring, fully tiled walls, an electrical shaving point, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

9'4" x 2'8" (2.85m x 0.82m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'2" x 12'0" (3.41m x 3.68m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a fitted sliding door wardrobe.

Bedroom Two

9'2" x 12'2" (2.81m x 3.73m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and fitted furniture including cupboards and a chest of drawers.

Bedroom Three

9'6" x 8'2" (2.90m x 2.51m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and fitted furniture including wardrobes, over-the-bed storage cupboards, and a dressing table.

Study / Bedroom Five

6'6" x 8'11" (1.99m x 2.74m)

This room has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

11'0" x 5'7" (3.37m x 1.72m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a corner panelled bath with an overhead shower fixture, ceiling tiles, an in-built cupboard, a radiator, and two UPVC double-glazed windows to the side and rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for approx four cars, access into a double garage, and gated access to the rear gardens.

Garage

16'3" x 8'9" (4.97m x 2.67m)

The garage has lighting and an up and over door opening out onto the driveway.

Garage

8'5" x 16'2" (2.59m x 4.94m)

The garage has lighting and an up and over door opening out onto the driveway.

Rear

To the rear of the property is a private enclosed garden with a decking area, patio areas, a range of plants and shrubs, rocker, two sheds, a greenhouse, and hedged borders with fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal - Good 4G / 5G coverage  
Electricity - Mains Supply  
Water - Mains Supply  
Heating - Oil Fired  
Septic Tank - No  
Sewage - Mains Supply  
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

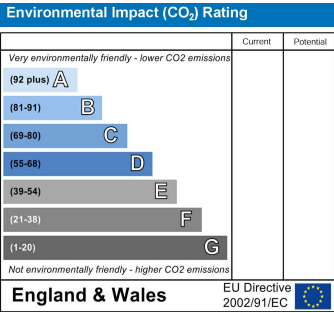
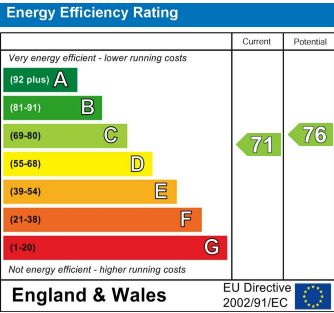
Council Tax Band Rating - Rushcliffe Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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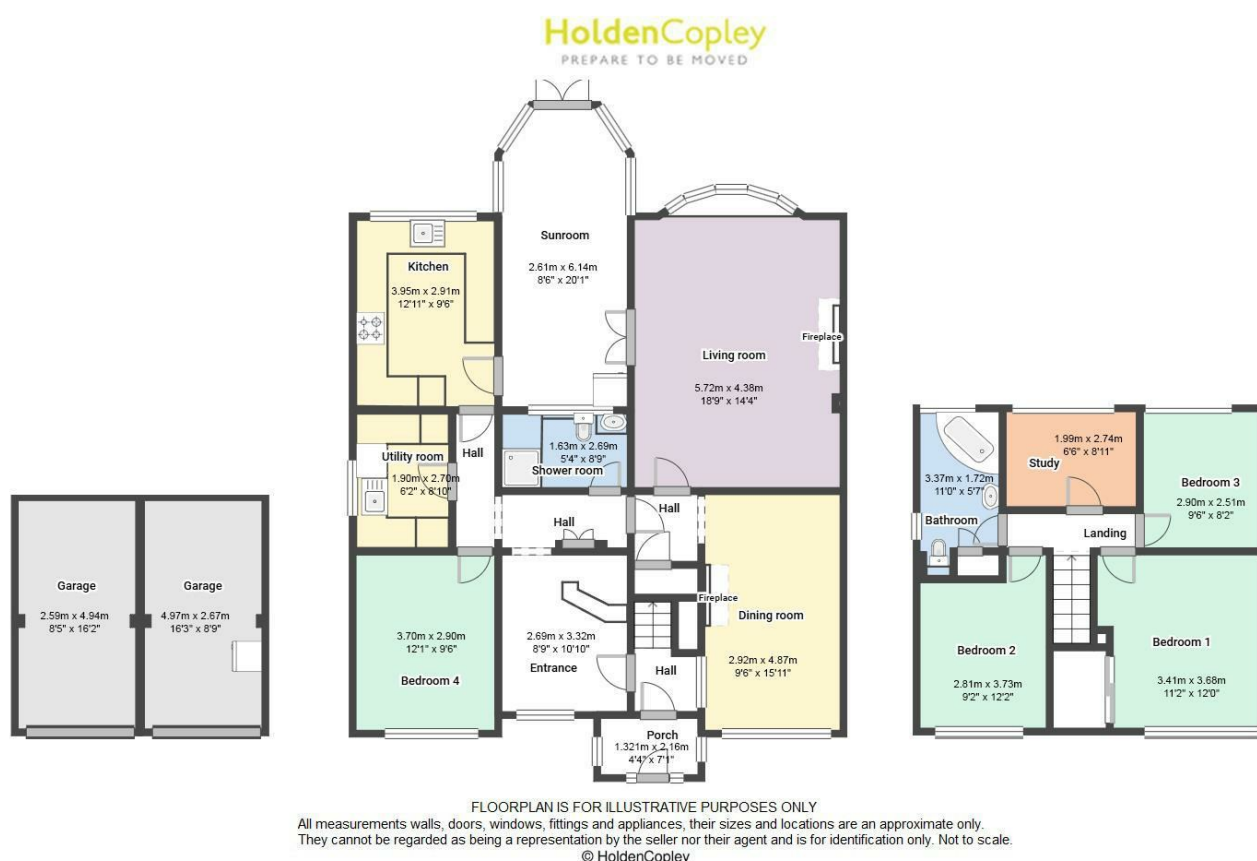
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.





# Church Lane, Thrumpton, Nottinghamshire NG11 0AW



**01156712555**

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

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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