

HoldenCopley

PREPARE TO BE MOVED

High Road, Chilwell Beeston, Nottinghamshire NG9 5DB

Guide Price £650,000

High Road, Chilwell Beeston, Nottinghamshire NG9 5DB

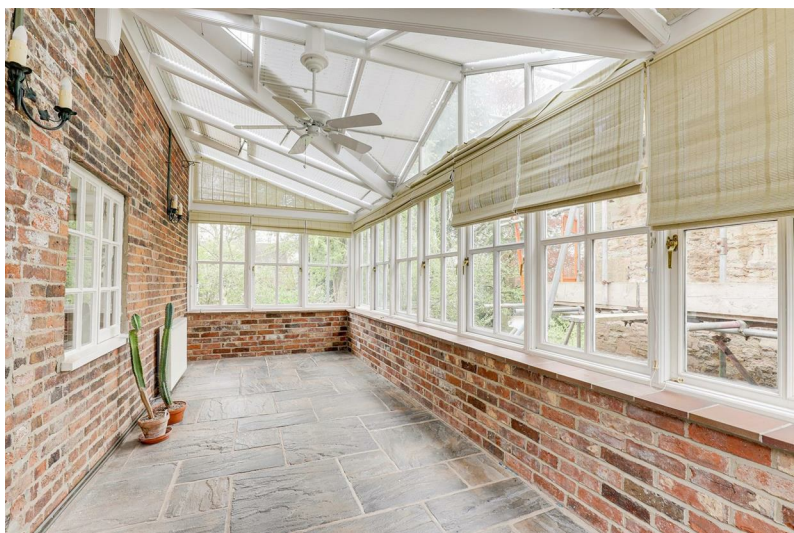


GUIDE PRICE: £650,000 - £700,000

DETACHED PERIOD COTTAGE...

This charming and characterful four-bedroom detached cottage, dating back to 1682, is a Grade II listed building located within a conservation area, offering an abundance of space and timeless appeal, making it the ideal home for a family buyer. Steeped in history and retaining original features throughout, the property beautifully blends period charm with practical living. Nestled in a sought-after location close to a range of amenities, excellent school catchments, and the scenic Attenborough Nature Reserve, it also benefits from superb transport links, enhancing its appeal for commuters and nature lovers alike. The ground floor boasts three spacious reception rooms, each with exposed wooden ceiling beams, and a cosy living room featuring a log burner—perfect for relaxed evenings. A well-appointed fitted kitchen with a pantry, a utility room, downstairs W/C, and a light-filled conservatory add to the home's functionality. Upstairs, there are four generously sized bedrooms, including a master with an en-suite, along with a three-piece family bathroom and access to a boarded loft via a drop-down ladder. Outside, the property sits within a mature front garden with lawn, shrubs, and trees, and benefits from a drive-up driveway providing access to a spacious rear parking area with an electric vehicle charging point. The private south-facing rear garden is a true oasis, complete with lawn, two greenhouses, mature planting, and wood storage, as well as a detached brick-built outbuilding offering three versatile rooms—ideal for home working, hobbies or storage. This truly unique home offers a rare opportunity to own a piece of history without compromising on modern convenience.

MUST BE VIEWED





- Detached Period Cottage
- Four Good Sized Bedrooms
- Well Appointed Fitted Kitchen With Pantry
- Three Reception Rooms
- Ground Floor W/C, Utility Room & Conservatory
- Three Piece Bathroom Suite & En-Suite
- Ample Off-Road Parking
- Private South-Facing Rear Garden
- Original Features Throughout
- No Upward Chain





GROUND FLOOR

Dining Room

13’6" × 12’5" (4.11m × 3.78m)

The dining room has double-glazed casement windows to the front and rear elevation, quarry tiled flooring, a radiator, a built-in cupboard, a recessed chimney breast alcove with a brick surround and hearth, wooden beams to the ceiling and a single door providing access into the accommodation.

Family Room

13’9" × 13’5" (4.21m × 4.11m)

The family room has double-glazed casement windows to the front and rear elevation, wood-effect flooring, a radiator and wooden beams to the ceiling.

Hall

2’7" × 3’0" (0.81m × 0.92m)

The hall has a double-glazed casement window to the front elevation, quarry tiled flooring, a wooden staircase and wooden beams to the ceiling.

Living Room

13’5" × 13’6" (4.11m × 4.12m)

The living room has double-glazed casement windows to the front and side elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove with an exposed brick wall, a log burner and a tiled hearth and wooden beams to the ceiling.

Kitchen

21’0" × 8’6" (6.42m × 2.61m)

The kitchen has a range of fitted base units with worktops, an integrated oven, an electric steam oven, a hob, an inset stainless steel sink and a half with draining grooves and a swan neck mixer tap, quarry tiled flooring and wood-effect flooring, two radiators, space for a dining table, shelving, access into the pantry, recessed spotlights and double-glazed casement windows to the rear elevation.

Pantry

5’2" × 8’10" (1.59m × 2.70m)

The pantry has a double-glazed casement window to the rear elevation, quarry tiled flooring, shelving and a wall-mounted boiler.

Conservatory

7’4" × 20’0" (2.26m × 6.10m)

The conservatory has double-glazed casement windows to the front and side elevation, velux windows to the ceiling, tiled flooring, a radiator and double French doors providing access out to the garden.

Utility Room

10’0" × 6’2" (3.07m × 1.90m)

The utility room has fitted base units with worktops, a stainless sink and a half with a drainer and a swan neck mixer tap, a washing machine, a fridge-freezer, a fridge, quarry tiled flooring, a radiator, partially tiled walls, shelving, a double-glazed casement window to the rear elevation and a single door providing access out to the garden.

W/C

4’9" × 4’1" (1.47m × 1.26m)

This space has a low level flush W/C, a wall-mounted wash basin, quarry tiled flooring, shelving and a double-glazed casement window to the rear elevation.

Rear Porch

4’8" × 5’6" (1.44m × 1.69m)

The rear porch has quarry tiled flooring and a single door providing access out to the garden.

FIRST FLOOR

Landing

2’9" × 7’0" (0.85m × 2.15m)

The landing has wooden floorboards, a built-in cupboard and provides access to the first floor accommodation.

Landing

10’0" × 2’10" (3.06m × 0.87m)

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

Master Bedroom

13’5" × 13’3" (4.10m × 4.06m)

The main bedroom has a double-glazed casement window to the front elevation, carpeted flooring, a radiator, a freestanding wardrobe and access into the en-suite.

En-Suite

6’6" × 8’6" (1.99m × 2.61m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a bidet, a fitted shower enclosure with an electric shower, wooden floorboards, a radiator, waterproof wall panels, a built-in cupboard and a double-glazed obscure casement window to the side elevation.

Bedroom Two

13’7" × 10’2" (4.15m × 3.11m)

The second bedroom has double-glazed casement windows to the front and rear elevation, carpeted flooring, a radiator and access into boarded loft via a drop-down ladder.

Bedroom Three

9’7" × 10’3" (2.94m × 3.14m)

The third bedroom has a double-glazed casement window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Four

8’8" × 10’4" (2.65m × 3.17m)

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

Bathroom

9’5" × 5’5" (2.88m × 1.66m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted bath with an electric shower and a hand-held shower, a radiator, partially tiled walls, shelving, access into the boarded loft via a drop-down ladder and a double-glazed casement window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn, mature shrubs and trees and a drive up driveway leading to the parking area.

Rear

To the rear is a parking area with ample space for multiple vehicles and an electric vehicle charging point, a detached brick-built outbuilding, a private south-facing garden with a lawn, various plants, mature shrubs and trees, two greenhouses and wood storage.

Store One

5’6" × 7’10" (1.69m × 2.40m)

Store Two

13’8" × 10’7" (4.17m × 3.23m)

Store Three

8’5" × 7’9" (2.57m × 2.38m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Grade II Listed Building in Conservation area

Other Material Issues – Boundary wall between 228 & 230 rebuilt in 2019

DISCLAIMER

Council Tax Band Rating - Broxtowe 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.

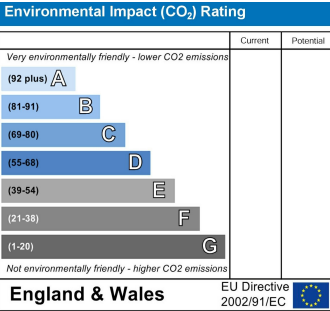
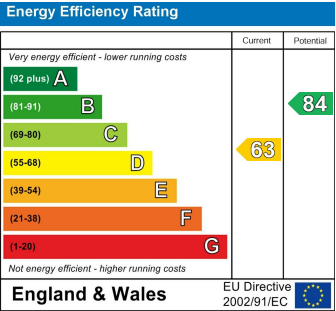
The vendor has advised the following:

Property Tenure is Freehold

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.



High Road, Chilwell Beeston, Nottinghamshire NG9 5DB

HoldenCopley
PREPARE TO BE MOVED



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

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

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.