

# HoldenCopley

PREPARE TO BE MOVED

Church Lane, Epperstone, Nottinghamshire NG14 6RD

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Guide Price £500,000 - £585,000



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GUIDE PRICE: £500,000 - £550,000

PERIOD COTTAGE WITH BEAUTIFUL VIEWS...

This charming period semi-detached cottage, dating back to 1892, is set in a picturesque position adjacent to open paddock land, offering breathtaking views as its standout feature. Located on a private road in the highly regarded Conservation village of Epperstone, the cottage enjoys the tranquil ambiance of this traditional English countryside setting, renowned for its scenic landscapes, historic architecture, and tight-knit community. Epperstone's blend of rural serenity and proximity to Nottingham and major link roads provides a perfect balance of peaceful living and modern convenience. The cottage, beautifully renovated throughout, features tall ceilings, luxury flooring, UPVC double-glazed windows, and modern updates including a full re-wiring and re-plumbing. It is move-in ready for a growing family. The ground floor includes an entrance hall, three reception rooms, a utility room, a bespoke fitted kitchen, and a shower suite. The first floor comprises four bedrooms serviced by a three-piece bathroom suite. Outside, the property boasts gardens on three sides, a driveway with ample off-street parking leading to a detached double brick-built garage, and an additional brick-built outbuilding/workshop. Other highlights include a gardening shed, a water pump to enhance indoor water pressure, and lawned areas with a range of mature trees, plants and shrubs.

MUST BE VIEWED







- Semi-Detached Period Cottage With Tall Ceilings
- Four Bedrooms
- Three Reception Rooms
- Bespoke Fitted Kitchen With Separate Utility Room
- Bathroom & Separate Shower Suite
- Renovated With New Wiring & Plumbing
- Ample Off-Road Parking With Detached Double Garage
- Lovely Gardens With Workshop Outbuilding & Gardening Shed
- Stunning Views Overlooking Open Paddock Land
- Picturesque Conservation Village Of Epperstone











## GROUND FLOOR

### Entrance Hall

6'0" x 3'2" (1.84m x 0.97m)

The entrance hall boasts ample in-built storage, Karndean flooring, and a wooden door with glass inserts that leads into the main living space.

### Sitting Room

16'1" x 12'0" (4.91m x 3.66m)

The sitting room offers carpeted flooring, two UPVC double-glazed windows, a 1952 Rayburn log-burner set within a slate mantelpiece, ceiling coving, a radiator, an in-built cupboard, and a single door leading to a porch with outdoor access.

### Living Room

10'0" x 12'11" (3.07m x 3.95m)

The living room includes a UPVC double-glazed window, carpeted flooring, ceiling coving, a TV point, an in-built cupboard, and a radiator.

### Hall

4'11" x 8'0" (1.51m x 2.46m)

The inner hall features a radiator, Karndean flooring, carpeted stairs, a wall-mounted thermostat, and double bi-folding doors that open into the utility room.

### Utility Room

4'5" x 6'10" (1.35m x 2.08m)

The utility room offers a fitted wooden worktop, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted consumer unit, wall-mounted light fixtures, Karndean flooring, a ceiling ailer, and a double-glazed obscure window.

### Kitchen

11'0" x 14'6" (max) (3.36m x 4.44m (max))

The bespoke fitted kitchen features shaker-style base and wall units with worktops, a circular wooden breakfast bar, Quartz splashbacks and window sill, a Belfast-style sink with a swan neck mixer tap, space for a range cooker with an extractor fan, space for a fridge-freezer, and space and plumbing for a dishwasher. Additional highlights include a vertical radiator, Karndean flooring, recessed spotlights, a UPVC double-glazed window, and open access into the dining/family room.

### Dining / Family Room

17'10" x 9'5" (5.45m x 2.89m)

This room features Karndean flooring, a radiator, ceiling coving, UPVC double-glazed windows, a TV point, and double French doors that open to the garden.

### Shower Room

4'5" x 6'3" (1.36m x 1.92m)

This space includes a low-level dual flush W/C, a wall-mounted wash basin, a shower enclosure with a bi-folding shower screen, partially tiled walls, Karndean flooring, and a UPVC double-glazed obscure window.

## FIRST FLOOR

### Landing

14'2" x 4'10" (4.32m x 1.47m)

The landing features carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Master Bedroom

12'11" x 10'0" (3.95m x 3.07m)

The main bedroom boasts carpeted flooring, a range of fitted furniture with wall-mounted spotlights, wall-mounted reading lights, and a UPVC double-glazed window.

### Bedroom Two

12'0" x 8'7" (3.67m x 2.64m)

The second bedroom features a UPVC double-glazed window, carpeted flooring, and a radiator.

### Bedroom Three

7'10" x 11'4" (2.41m x 3.46m)

The third bedroom includes dual-aspect UPVC double-glazed windows, carpeted flooring, and a radiator.

### Bedroom Four

6'11" x 8'9" (2.11m x 2.67m)

The fourth bedroom features a UPVC double-glazed window, carpeted flooring, and a radiator.

### Bathroom

6'7" x 7'3" (2.02m x 2.21m)

The bathroom features a low-level flush W/C, a period-style pedestal wash basin, a wall-mounted vanity mirror with lighting, a double-ended panelled bath with an overhead rainfall shower and a glass shower screen, partially tiled walls, Karndean flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window.

## OUTSIDE

Outside, the property boasts a wrap-around garden, a driveway offering ample off-street parking leading to a detached brick-built garage, and an additional brick-built outbuilding/workshop. Features include a gardening shed, a water pump to enhance indoor water pressure, lawned areas, mature trees, plants, and shrubs, courtesy lighting, a patio area, and stunning views of the open paddock land.

### Double Garage

The double garage has power points, lighting, loft space for additional storage, and an up and over door opening out onto the driveway.

## ADDITIONAL INFORMATION

Broadband – OPENREACH

Broadband Speed - Superfast available - 53 Mbps (download) 10 Mbps (upload)

Phone Signal – Limited coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Medium risk for surface water / very low for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Situated on a private road with an ownership committee, with a voluntarily charge of £60 per year towards the road maintenance.

Other Material Issues –

The flat roof was recently replaced in August, addressing the previous issues with leaks.

Any remaining signs of damp are due to the old roof, but the problem has been fully resolved. The vendors will also ensure that the walls are refinished where necessary to restore them.

## DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District 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.

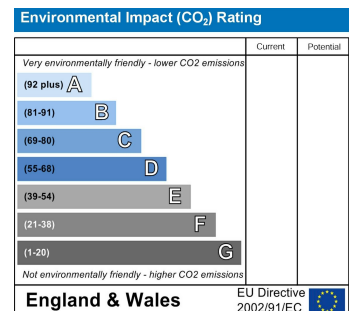
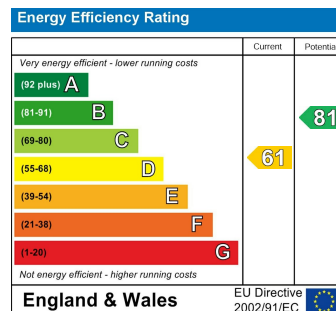
The vendor has advised the following:

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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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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