

HoldenCopley

PREPARE TO BE MOVED

Taylors Croft, Woodborough, Nottinghamshire NG14 6BX

Guide Price £550,000 - £575,000

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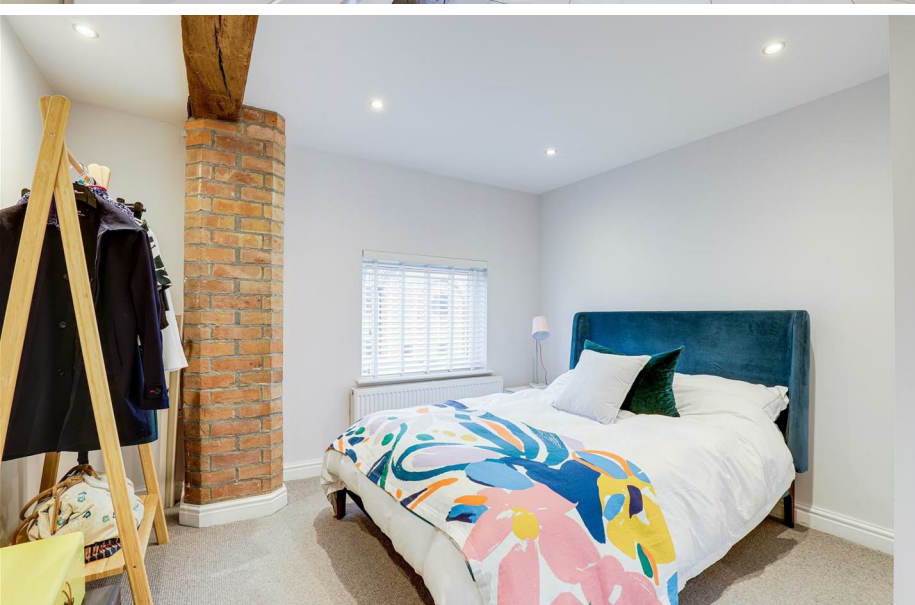
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GRADE II LISTED BARN CONVERSION...

Mulberry House is a stunning Grade II listed barn conversion that seamlessly blends historic charm with contemporary living, making it an ideal family home. Bursting with character, the property showcases original beams and exposed brickwork throughout, paired beautifully with modern finishes including underfloor heating and LED mood lighting. Spanning three storeys, this home offers an abundance of space and versatility. The ground floor features an inviting entrance hall, a spacious living room, and a high-spec modern kitchen boasting a granite worktops, and integrated Neff appliances, complemented by a convenient ground floor WC. The first floor hosts a luxurious master bedroom with a dressing room and a sleek en-suite, alongside two additional bedrooms serviced by a stylish three-piece family bathroom. The second floor offers a private retreat with a fourth bedroom and study, complete with its own en-suite shower room. Outside, the property boasts a double driveway, a separate garage, and a south-facing, enclosed rear garden with a paved patio area—perfect for entertaining or relaxing. Nestled in the picturesque village of Woodborough, offering the perfect blend of rural charm and modern convenience. Renowned for its friendly community, excellent local amenities, and stunning countryside surroundings, it's an idyllic place to call home. With highly regarded schools, quaint pubs, and scenic walking trails, Woodborough provides a peaceful village lifestyle while maintaining easy access to Nottingham City Centre and major transport links, making it ideal for families and professionals alike.

MUST BE VIEWED





- Grade II Listed Barn Conversion
- Four Double Bedrooms
- Modern Breakfast Kitchen With Integrated Appliances
- Underfloor Heating
- Spacious Living Room
- Three En-Suites & Ground Floor WC
- Off Road Parking & Separate Garage
- South-Facing Rear Garden
- Sought After Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9’6" × 5’10" (2.9m × 1.8m)

The entrance hall has tiled flooring, recessed spotlights, exposed brick walls, an in-built open cupboard, a wood-framed double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

18’8" × 18’0" (5.7m × 5.5m)

The living room has two wood-framed double-glazed windows to the front elevation, a fitted window seat with storage, wooden flooring, exposed brick pillars, an exposed wooden beam on the ceiling, recessed spotlights, a radiator, a TV point, and wood-framed double-glazed windows flanking a single wooden door with a glass insert providing access to the garden.

Kitchen

18’0" × 13’5" (5.5m × 4.1m)

The kitchen has a range of fitted shaker-style base and wall units with Granite worktops, a feature breakfast bar island, a ceramic Farmhouse style double basin with a pull-out swan neck mixer tap, an integrated dishwasher, an integrated Neff multi-function oven and combi-oven, Neff induction hob with an angled extractor fan, an integrated wine fridge, space for an American-style fridge freezer, tiled flooring with underfloor heating, LED remote-controlled mood lighting, exposed beams on the ceiling and walls, exposed brick feature walls, a vertical radiator, space for a dining table, two wood-framed double-glazed windows to the front elevation, a further wood-framed double-glazed window to the rear elevation, and double wooden doors providing access to the garden.

WC

5’10" × 5’2" (1.8 × 1.6m)

This space has a concealed dual flush WC combined with a wash basin and fitted storage, tiled flooring, a wall-mounted fuse board, an extractor fan, recessed spotlights, an in-built cupboard, and a wood-framed double-glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, two radiators, recessed spotlights, exposed brick walls, an exposed wooden beam, two wood-framed double-glazed windows to the rear elevation, and provides access to the first floor accommodation.

Master Bedroom

15’1" × 12’1" (4.6m × 3.7m)

The main bedroom has two wood-framed double-glazed windows to the rear elevation, carpeted flooring, exposed beams on the wall and ceiling, a panelled feature wall, two radiators, LED remote controlled mood lighting, two radiators, a TV point, and access into the dressing room and en-suite.

Dressing Room

5’10" × 6’2" (1.8m × 1.9m)

The dressing room has carpeted flooring, recessed spotlights, an exposed beam on the ceiling, and leads into the en-suite.

En-Suite

6’2" × 10’9" (1.9m × 3.3m)

The en-suite has a concealed dual flush W/C, two wash basins with fitted storage underneath, a corner fitted shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted chrome fixtures, a chrome heated towel rail, tiled flooring with underfloor heating, an exposed beam on the ceiling, recessed spotlights, an extractor fan, and a wood-framed double-glazed obscure window to the front elevation.

Bedroom Two

15’5" × 12’1" (4.7m × 3.7m)

The second bedroom has a wood-framed double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and access into the Jack & Jill en-suite.

En-Suite Two

8’6" × 4’11" (2.6m × 1.5m)

The second en-suite has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a double-ended bath with central taps and a pull-out shower head, marble-effect tile flooring, tiled splashback, a chrome heated towel rail, recessed spotlights, an extractor fan, an exposed wooden beam, and access into both bedroom two and three.

Bedroom Three

10’2" × 10’2" (3.1m × 3.1m)

The third bedroom has a wood-framed double-glazed window to the front elevation, carpeted flooring, an exposed wooden beam, an exposed brick pillar, recessed spotlights, a radiator, an in-built cupboard, and access into the Jack & Jill en-suite.

SECOND FLOOR

Upper Landing

The upper landing has exposed wooden beams on the wall and ceiling, fitted base cupboards, carpeted flooring, recessed spotlights, and provides access to the second floor accommodation.

Bedroom Four / Study

10’9" × 28’2" (3.3m × 8.6m)

The open plan bedroom four and study area has a pitched ceiling with recessed spotlights, exposed beams on the walls, carpeted flooring, two radiators, eaves storage cupboards, wood-framed double-glazed windows to the rear elevation, and access into the third en-suite.

En-Suite Three

4’11" × 6’2" (1.5m × 1.9m)

The third en-suite has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a double-width driveway to provide off-road parking, courtesy lighting, and a lawned area.

Rear

To the rear of the property is an enclosed south-facing garden with a patio area, courtesy lighting, steps down to a lawn, three storage units, a hedged border, and gated access to a pathway leading to the garage block.

Garage

The garage is situated in a separate block at the end of the cul-de-sac.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)

Phone Signal – Good 4G 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+

Flood Risk Area - High risk for surface water / very low for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – Grade II Listed Building

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling 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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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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