



Ladybeck Main Street | | Bleasby | NG14 7GH

£470,000

FENTON JONES

Key features

- Charming Edwardian home in a beautiful rural village
- Full of character and attractive period features
- Wonderful open plan kitchen and dining room
- Beautifully finished throughout
- Fabulous south westerly facing garden
- Set back from the road with private driveway and ample off street parking
- Minster school catchment
- Convenient for commuters with rail links to Newark and Nottingham

Description

Do you remember the pictures you drew as a child of your home? The perfectly pointed roof, the archway through to the garden, the paved pathway leading straight up to the red front door. And of course your stick man mum and dad holding hands in the garden. Well, here it is brought to life.

This postcard picture home is a modestly magnificent 3 bedroom house in the leafy village of Bleasby. Sitting elegantly away from the road this house has all the hallmarks of a traditional Edwardian property. It's distinctive gable end with decorative detailing and handsome bay fronted exterior is classically captivating.

The wrought iron saloon style gate opens from the large driveway into the front garden where there is a pleasingly symmetrical lawn to either side of the path. Step through the pillar box red front door and into the strikingly spacious entrance hallway. Inside, the property is full of character with beautiful high ceilings and decorative flourishes throughout. The stylish sitting room is a wonderful space to retire to after a busy day with it's warming cast iron log burner and dramatic bay window which fills the room with sun-kissed light.

The kitchen and dining room blends the functionality of an open plan layout with a design that acknowledges the period character of the home. The timeless solid wood kitchen is elegantly finished and the exposed brick chimney breast is an attractive centrepiece to the room. Imagine an enchanting evening dining by the fireside or open up the French doors to the garden and welcome the outside in.

The South facing garden is a wonderfully private haven, filled with an array of flora and fauna. From enjoying a moment of calming solitude to entertaining friends and family on the terraced patio this idyllic garden is a fabulous extension of the home.

Ladybeck is situated in the thriving village of Bleasby with a popular local primary school, good train services to Nottingham and Newark and just a few miles outside of Southwell.



Frontage

A spacious private driveway offers parking for several vehicles. A set of elegant gates lead from the driveway through to a lovely front garden with well-tended lawn and beautifully planted borders. A stone pathway leads up to the striking front door, a warm and characterful welcome that hints at the charm found within.

Entrance Hall 2.2m x 4.4m (max)

Step through the front door into this spacious and welcoming hallway. The current owners have opened up this space to create a fabulous light filled entrance with a cloakroom area to the side. Luxuriously fitted with wood effect Amtico flooring. With a window to the front with half height plantation shutters. Doors through to the sitting room, kitchen and washroom and stairs up to the first floor.

Sitting Room 3.6m x 4.3m

This traditionally stylish sitting room is brimming with character and warmth. At the heart of the room there is a cast iron log burner set on a fine granite hearth, perfect for cosy evenings in. There is thoughtful built in storage to either side of the fireplace, including fitted shelving to one side and cupboards to the other, attractive and practical. A generous bay window draws in natural light, dressed with elegant half-height plantation shutters which add a refined touch to this inviting, homely room.

Washroom 1.5m x 0.9m

A frosted window to the side allows for natural light while maintaining privacy. Fitted with a contemporary suite including toilet, sink, and wall-mounted mirror.

Kitchen and Dining Room 5.9m x 4.4m

The luxurious Amtico flooring continues from the hallway into the kitchen and dining area, creating a seamless connection through into this wonderful open plan room. The kitchen is understatedly elegant and fitted with solid wooden cabinetry in soft, muted tones which is beautifully offset by the quartz worktop. The integrated appliances include a dishwasher, washing machine and tumble dryer which are all discreetly concealed. There is a Smeg oven with four-ring gas hob and an inset sink which sits beneath the black framed window with serene views over the rear garden. There is also a full height cabinet with space for a fridge freezer, with handy storage to the side. The breakfast bar, with more under counter storage and an integrated wine fridge, is a lovely social spot for casual dining or a natter with friends.

The kitchen transitions into the dining area which exudes warmth and character; anchored by an exposed brick chimney breast, tiled hearth, and a charming gas fired log burner. At the far end of the room is a stunning fully glazed bay extension with floor-to-ceiling windows and French doors which open directly onto the garden.

Pantry 1.4m x 0.9m

A walk-in pantry with built-in drawers and open shelving, ideal for keeping the essentials beautifully organised and close to hand.







Stairs to the First Floor

The staircase leads up to the landing where there is an attractive stained glass window looking out to the side of the property. With doors off to the bedrooms and family bathroom. To the far end of the landing there is a built in cupboard with shelving, the ideal linen storage. With access to the boarded loft.

Master bedroom 4.2m x 3.6m

An elegant and serene retreat, this generously proportioned room is bathed in natural light from the bay window which is dressed with half-height plantation shutters and soft roller blinds. A working open fire with cast iron surround and tiled hearth adds warmth and character, while a built-in wardrobe provides practical, unobtrusive storage. A room of quiet luxury and timeless charm.

Bedroom 2 3.3m x 2.4m

Overlooking the rear garden, this peaceful double bedroom has a built-in wardrobe offering ample storage space.

Bedroom 3 4.4m x 2.3m

With sliding sash window to the front of the property, fitted with half height plantation shutters. The inbuilt wardrobe has integrated drawers and space for hanging.

Bathroom 3.5m x 2.3m

An inviting bathroom with a tiled floor, part-tiled walls and a window overlooking the rear garden. Fitted with a sink, toilet, heated towel rail and shower cubicle. There is also a handsome cast iron claw footed bath, perfect for a relaxing soak.

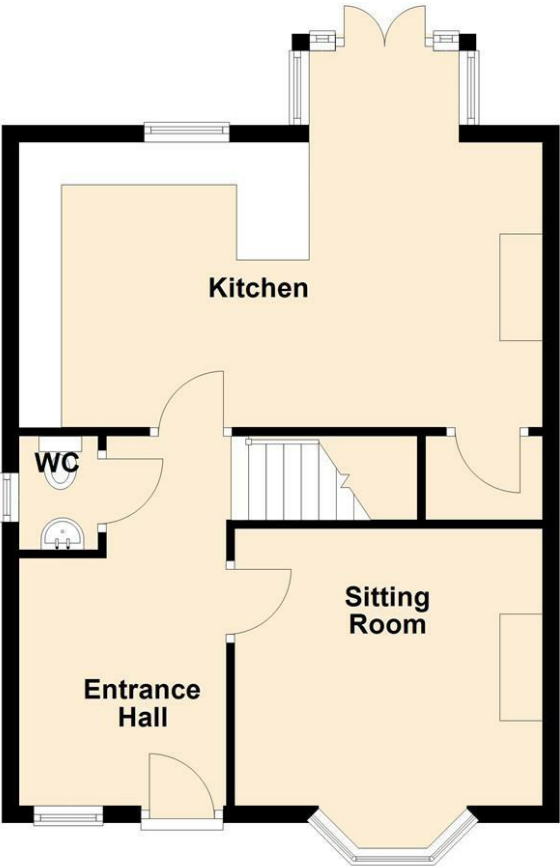
Garden

Enchanting and wonderfully private, the south-westerly facing rear garden is a true retreat. Bathed in golden light, it has been thoughtfully landscaped to offer distinct areas for entertaining and quiet relaxation. A raised patio is the ideal spot for dining al fresco or unwinding with a book. There is a good sized lawn with raised beds brim with seasonal planting. With gated side access and neatly concealed bin storage.

Floor plans

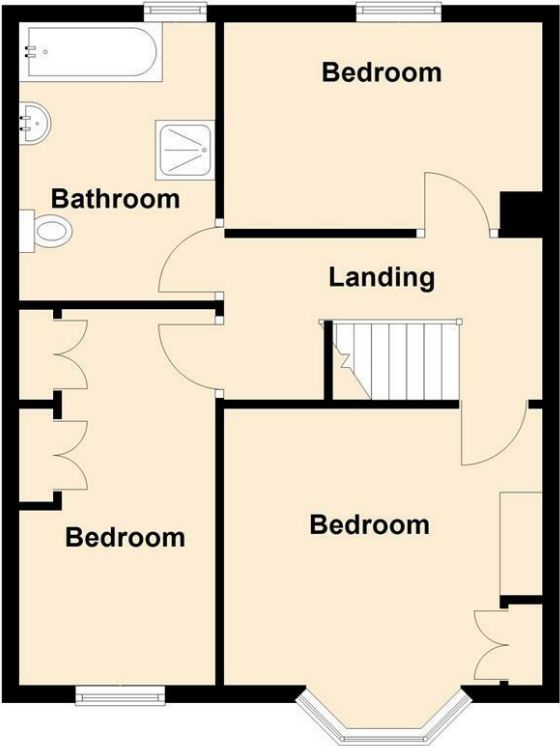
Ground Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.9 sq. feet)



Ladybeck House, Station Road, Bleasby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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