



The Old Rectory Coach House, Nottingham, NG11

Asking Price £700,000

















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Nestled in the historic and picturesque Clifton Village, this stunning old coach house, thoroughly refurbished to 21st century standards, but maintaining many original features, offers a blend of traditional charm and modern convenience. The house is ideally situated on the outskirts of Nottingham, with quick access to the A453 the M1 motorway, and it is a short drive to Nottingham city centre, the Queens Medical Centre and supermarkets. Within the village, you'll find the impressive Clifton Hall and the 12th century local church, both steeped in history, adding to the allure of this premium location. The Nottingham Trent University campus is also conveniently close.

Upon entering the property through the welcoming entrance hall, you are greeted with a spacious and thoughtfully designed layout. The expansive living room, featuring exposed beams and patio doors, seamlessly connects to a conservatory, creating a perfect spot for morning coffee or evening drinks. The open-plan dining room, bathed in natural light from floor-to-ceiling windows, flows into a well-appointed kitchen with built-in appliances and ample storage. The ground floor also hosts a wc/utility room and the master bedroom with extensive built-in storage leads to the en-suite bathroom. Both the living room and the downstairs master en-suite bathroom feature underfloor heating. Upstairs, a second bathroom and three charmingly decorated double bedrooms offer comfortable accommodation, while the largest bedroom spans the width of the property.

Outside, the property boasts both front and rear gardens, complete with a carport and patio for more than one car which also provides ample space for entertaining. The front garden features an herb potager, fruit trees and climber roses adorning the house, while the expansive rear garden includes two sheds, and a striking willow tree, all surrounded by well-established borders.

The Old Rectory Coach House provides a cosy family home located within an attractive conservation area.

KEY FEATURES

- Detached Historic Property
- 4 Double Bedrooms
- Beautiful Gardens
- Expansive Living Room with Exposed Beams
- Open Plan Living

DETAILS

Entrance Hall (2.97m x 2m / 9'8" x 6'7")

A welcoming and spacious entrance hall, offering a warm introduction to the home's refined atmosphere. Turn left for the kitchen and dining area, or right for the living room and garden room.

Living Room (6.41m x 5.8m / 21' x 19')

A generously sized living room featuring stunning exposed beams and ample natural light from the patio doors and sliding glass doors to the garden room. This space is perfect for cozy family evenings or entertaining guests, seamlessly blending indoor and outdoor living.

Garden Room (5.8m x 3.57m / 19' x 11'8")

An all-weather garden room completely enclosed in glass, providing a tranquil spot to enjoy your morning coffee or evening drinks while soaking in the beauty of the surrounding garden, regardless of the weather.

Dining Room (5.08m x 3.0m / 16'8" x 9'10")

The well-lit dining room, open-plan to the kitchen, is bathed in natural light from floor-to-ceiling windows and patio doors. It offers a delightful setting for family meals and dinner parties, enhancing the flow and connectivity of the living spaces.

Kitchen (5.1m x 3.86m / 16'9" x 12'8")

A bright and modern kitchen featuring a built-in microwave, wine cooler, washing machine, oven, hob, sink, and fridge freezer, along with significant storage and worktop space. The kitchen's view of the picturesque Clifton Village homes adds to its charm, making meal preparation a pleasant experience.

Downstairs WC/ UTILITY (2.75m x 3.24m / 9' x 10'7")

A larger-than-average downstairs WC, equipped with ample built-in storage, plumbing for washer/dryer, offering convenience and functionality for guests and daily living.

Master Bedroom (5.39m x 4.77m / 17'8" x 15'8")

The ground floor en-suite master bedroom is a serene retreat, featuring exposed beams and a full wall of built-in storage. Its spacious layout and private access from the dining room create an intimate and relaxing haven.

Ensuite (4.77m x 1.7m / 15'8" x 5'7")

The en-suite bathroom for Bedroom 1 features a high-quality finish with a bath, toilet, sink, bidet, and separate shower. Its luxurious feel and premium fixtures ensure a spa-like experience at home.

Bedroom 2 (3.28m x 3.17m / 10'9" x 10'4")

A charmingly decorated first-floor double bedroom, carpeted for comfort, offering a cozy and inviting space for rest and relaxation.

Bedroom 3 (3.17m x 3.15m / 10'4" x 10'4")

Another beautifully decorated first-floor double bedroom, also carpeted, providing a warm and welcoming ambiance for family members or guests.

Bedroom 4 (5.03m x 2.7m / 16'6" x 8'10")

A larger, longer first-floor double bedroom that spans the width of the property. This room's generous size and tasteful decor make it a versatile space for various lifestyle needs.

Location Summary

Clifton Village, situated on the outskirts of Nottingham, is a historic and picturesque area featuring Clifton Hall and a

charming local church. The village offers quick access to the A453 and M1, making it ideal for commuting. Nottingham city centre is just a 15-minute drive away, and the nearby Nottingham Trent University campus adds to the appeal. As a conservation area, Clifton Village provides a beautiful and premium location for families and retirees alike.

Front Garden

The private front garden boasts fruit trees and climber roses adorning the house, creating a picturesque and inviting entrance.

Rear Garden

The expansive rear garden features patios, a shed, a summer house, and an impressive willow tree. Well-established borders frame the lawn areas, offering a perfect outdoor space for relaxation, gardening, and entertaining.

Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.



Gross Internal Floor Area : 230.82 m2 ... 2484.52 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.