

NEWLANDS Hardigate Road, Cropwell Butler, Nottinghamshire NG12 3AN

Price Guide £795,000



- Detached Three Bedroom Private Equestrian Home
- Barn with Six Internal Stables, Wash Bay and Feed/Tack Room
- Manège • Paddock Grazing • Garage and Home Office Building
- Popular Rural Location on the Edge of the Village
- Just Over 4.5 Acres In All

REF AR6291

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Cropwell Bishop 2 miles • Radcliffe on Trent 3 miles • Bingham 3 miles
Nottingham 10 miles • Newark 13 miles

A spacious, detached 3 bedroomed private equestrian home set in just over 4.5 acres of gardens and grazing land, with barn stabling, manège, garage and home office, in a popular rural location.

Situated on the edge of a popular village, this rurally located, private equestrian home has formal gardens to the front and rear of the property with a tandem garage and recently installed cabin, ideal for home working. The equestrian facilities comprise a purpose-built stable barn with six internal stables, tack/feed room and wash bay, paddock grazing land and a 50m x 25m manège, and benefit from a separate access that allows for an HGV horse box, with ample space for turning and parking. The property is in a lovely rural location, surrounded by countryside.

The village offers a public house and village hall and has excellent access to the nearby A52 and A46, and many equestrian competition centres. The nearby village of Cropwell Bishop offers amenities and services including primary schooling, village shop with Post Office, health centre, pubs and a church. A full range of facilities and services are available at Radcliffe on Trent and Bingham, both of which are easily accessed by car.

THE RESIDENCE

A spacious, detached, three bedroom home benefitting from mains gas central heating and uPVC double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Porch** with quarry tiled flooring leads into the **Hallway**, which has laminate flooring and stairs rising to the **First Floor**. To the right is the **Main Reception Room** which has two bay windows allowing lots of natural light to flood into the room, and a continuation of the laminate flooring. The focal point is the open fireplace with brick surround and quarry tiled hearth.

Also located off the **Hallway** are **Two Double Bedrooms**, both with dual aspect windows, and a **Family Bathroom** which has a bath with shower off taps and shower screen, wash hand basin with vanity below, WC, and tiled walls and flooring.

The **Kitchen Diner** is fitted with a range of wall and base units with rolled edge work surfaces, integrated electric oven, grill, and hob, sink with mixer tap and tiled splash back, space for American style fridge- freezer. There are dual aspect windows, and double doors leading to the **Conservatory** which is part brick with uPVC double glazed units above, has tiled flooring and double doors leading out to the rear garden.

Off the kitchen a **Lobby** houses the gas boiler, with a further external door to the front elevation. A door leads off to a **Utility Room** which has a range of base units, space for white goods, including plumbing for a washing machine and dishwasher, and a single drainer sink unit with mixer tap.

The **Third Bedroom** is located on the first floor, and has two skylights, a useful fitted wardrobe and further eaves storage space. The **Ensuite Cloakroom** comprises a wash basin in vanity and WC, with laminate flooring and an extractor fan. Nb there are some sloping ceilings.





OUTSIDE & OUTBUILDINGS

To the front of the property there is a tarmac driveway providing off road parking for multiple vehicles, gates leading to the rear garden which has flower and shrub borders, and a side gate leading to the equestrian facilities.

The **Tandem Garage** has double doors opening to the front, windows to the side and rear, and benefits from power, lighting and water supply.

To the rear of the residence there is a pleasant, enclosed, private garden which borders open fields beyond, with a slabbed patio area and garden mainly laid to lawn with hedged boundaries. Within the garden is a recently installed **Cabin Building** which the vendors use as **Home Office**, which is fully insulated and benefits from uPVC double glazed windows and doors, wooden flooring, power, lighting and ethernet connection.



EQUESTRIAN FACILITIES & LAND

The excellent equestrian facilities are located to the right-hand side of the property and can be accessed from the road via a separate access, via a sliding electric gated entrance which can be opened on horseback with the keypad and key fobs.

A vast area of hard-standing provides ample space and turning area for an HGV horsebox, caravan, trailer, boat etc. There is a further area of hard-standing used by the vendor for winter turnout for the horses.

The **Purpose-Built Stable Barn** comprises **Six Internal Stables** all with windows, **Wash Bay** with electric shower and cross tie facility, and secured **Tack/Feed Room** with plumbing for a washing machine. There are sliding doors to both ends and the building also benefits from a separate power supply with external sensor lighting on the approach, internal lighting, external lighting out over the paddocks to the rear, power sockets, ethernet connection and a water supply. There is a stoned area to the rear of the barn.

Manège c. 50m x 25m with a Flexiride surface, from Equestrian Surfaces Direct.

The **Grazing Land** is mainly flat and is divided into manageable paddocks by post and electric tape fencing. Located within the land there is a **Chicken Coop**.

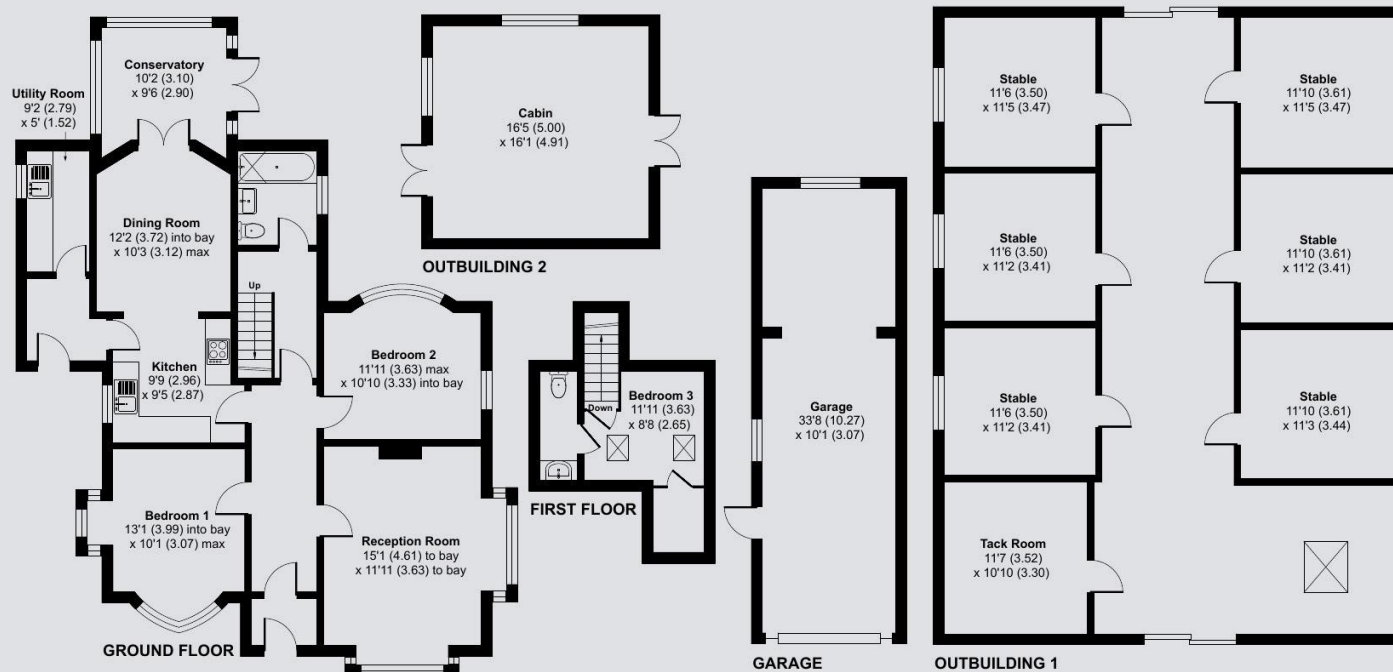
The vendor informs us that a good quality supply of hay and straw, plus muckheap removal services are available from a local farmer, and there are suppliers of shavings that deliver to the property.

IN ALL APPROX. 4.5 ACRES
(About 1.8 Hectares)

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Approximate Area = 1226 sq ft / 113.8 sq m
 Garage = 340 sq ft / 31.5 sq m
 Outbuildings = 1867 sq ft / 173.4 sq m
 Total = 3433 sq ft / 318.7 sq m
 For identification only - Not to scale

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

RUSHCLIFFE BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, MAINS GAS, GAS-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX E

DIRECTIONS

From the Gamston roundabout, take the first exit onto Ratcliffe Road (A52). Continue for approx. 3 miles then take a right turn into Cropwell Road and then proceed onto Radcliffe Road. After approx. 2 miles, take a left turn at the T-junction (where Radcliffe Road meets Main Street) and turn left again onto Hardigate Road. After about ½ mile the property will be found on the right-hand side identified by our For Sale board.

what3words /// handrail.swooned.flesh



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rural Scene. REF: 1363656

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Rural Scene have visited NEWLANDS but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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