



Silks Cottage

SHELFORD

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Burden Lane Shelford,
Nottinghamshire, NG12 1EF

Silks Cottage is a beautifully presented 5-bedroom cottage nestled in the heart of Shelford. This charming property seamlessly blends modern living with its original period features, such as exposed beams and brickwork. With open-plan living and dining areas, two meticulously landscaped gardens, and recent updates including new windows, doors, and bathrooms over the last seven years, this home offers versatile living space on a scenic and private plot.

ground floor

The property benefits from two entrances, the formal entrance to the front of the property, access by a footpath through the front garden, and a side entrance providing easy access from the parking to the rear.

Stepping in through the front door of the property, an entrance hall with stairs opens into a wonderful reception space with a cosy sitting room to the left and the ground floor bedroom to the right forming the original part of the house.





This reception space, currently utilised as an office area with a useful understairs cupboard, opens into the lovely sitting room that benefits from a multi fuel open fire set within an exposed brick fireplace, along with beautiful beams that adorn the ceiling. A patio door provides access to the outdoor entertaining space, whilst a window offers views over the front garden.

Heading to the rear of the house, the central hallway with feature tiling provides access to the half panelled downstairs cloakroom, fitted with wash hand basin and WC, before leading to the grand open plan living and dining room to the left, and widening into a wonderful side entrance hall to the right.

The side entrance hall provides easy access to the parking area at the rear and offers ample space for cloak storage. A door from this hall leads to the large utility room at the rear, ideal for dealing with muddy boots after exploring the surrounding countryside. The utility room offers extensive storage, space for white goods, a hanging clothes rack, and a fitted cupboards under a spacious worktop featuring a two-bowl stainless steel sink and draining board.

Continuing to the left of the central hall leads into the open plan living and dining room, which flows seamlessly into the kitchen.





This space showcases exposed brick pillars, oak flooring, and stunning beams. It features a Blood Brothers Multifuel Burner, creating a fabulous family or entertainment space. Patio doors open onto a charming garden patio, while a second set of doors leads to an expansive orangery at the side.

The solid wood orangery boasts vaulted ceilings with fitted blinds and two sets of French patio doors opening to the beautiful garden. This incredibly large and versatile space offers numerous possibilities for future owners and benefits from trench heating beneath wrought iron decorative covers.

The kitchen, situated in the heart of the home, places the sink beneath a window overlooking the patio. Shortland Solid Wood cabinetry provides ample storage, including a lazy Susan cupboard with a spice rack, a sliding pantry cupboard, and specialised corner unit solutions. It also houses two built in full height fridges, a microwave, and a dishwasher, creating an ideal environment for chefs. The space benefits from an Aga and granite countertops, offering excellent prep space.



Rounding off the ground floor accommodation, the front of the property features a well-proportioned double bedroom with a log burner set within an exposed brick chimney breast. Fitted wardrobes flank the chimney, providing excellent storage, and this room could alternatively serve as another fabulous reception room.

first floor

Ascending the stairs, you'll arrive on the first-floor landing, where you'll find two bedrooms located in the original cottage at the front of the house.

The master bedroom to the left is an impressive double bedroom adorned with fitted wardrobes. On the right is the almost equally well-proportioned second bedroom, which also benefits from fitted wardrobes.

A central hallway leads to the rear of the property, providing access to two additional first-floor bedrooms, a bathroom, and a shower room.

The third bedroom, positioned at the rear of the property, is another well-proportioned double room with a vaulted ceiling and the potential to create a dressing area. The fourth bedroom, currently used as a study, can be considered a small double or a spacious single, with the added convenience of fitted wardrobes. Both of these rooms offer lovely views of the extensive garden to the side.

The bathroom and the shower room have undergone stylish remodelling during the current owner's tenure. The fully tiled shower room features underfloor heating and includes a walk-in shower, a sink with a vanity unit, a WC, and a towel radiator. The focal point of the fabulous bathroom is the roll-top bath, accented with stylish hexagonal tiles and complemented by a sink with a vanity unit and a WC.





fixtures/fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.

services

Mains water, drainage and electricity are understood to be connected. The property is equipped with an oil-fired boiler that was installed approximately 18 months ago and comes with a seven-year warranty. It is situated at the rear of the property alongside the oil tank. None of the services or appliances have been tested by the agent.







the grounds

Burden Lane runs down the right-hand side of the property, leading to the parking area at the rear. The driveway accommodates parking for at least two vehicles, and the side entry offers easy access to the property.

A pedestrian gate opens into the large front garden from the lane, featuring a footpath that meanders through the lawn to the front door. Both the front and side gardens are predominantly laid to lawn, with stone and brick planters and borders creating various levels and points of interest. The garden's thoughtful planting combines different textures and colours, incorporating a variety of mature trees such as Silver Birch and Canada Redwood nestled within the side garden.

The substantial slabbed patio, accessible from the sitting room, living room, and orangery, offers an ideal space for entertaining or relaxation, capitalizing on the garden's fantastic privacy.



A brick-built barn, re-roofed around eight years ago, provides excellent garden storage space and potential for conversion into a 'man-cave,' garden room, or home office with the necessary consents. Whilst a large greenhouse nestled within the side garden is perfect for those with a green thumb.

There is also the possibility of opening the front garden onto Burden Lane to create additional parking.

local amenities

Overlooking beautiful Nottinghamshire countryside and spectacular views of rolling pastures. Shelford Village is only eight miles away from Nottingham's City Centre.

Locally there is a village hall, the well regarded Earl of Chesterfield Public House and the grade II listed St. Peter's Church.

With a thriving local community and stunning natural setting Shelford is a popular village amongst purchasers who seek the perfect blend of countryside living and easy access to the city's amenities.

The nearby village of Radcliffe on Trent offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

finer details

Local Authority: Rushcliffe Borough Council

Council Tax Band: F

Tenure: Freehold

EPC Rating: 57 | D

EPC Rating Potential: 76 | C




floorplan

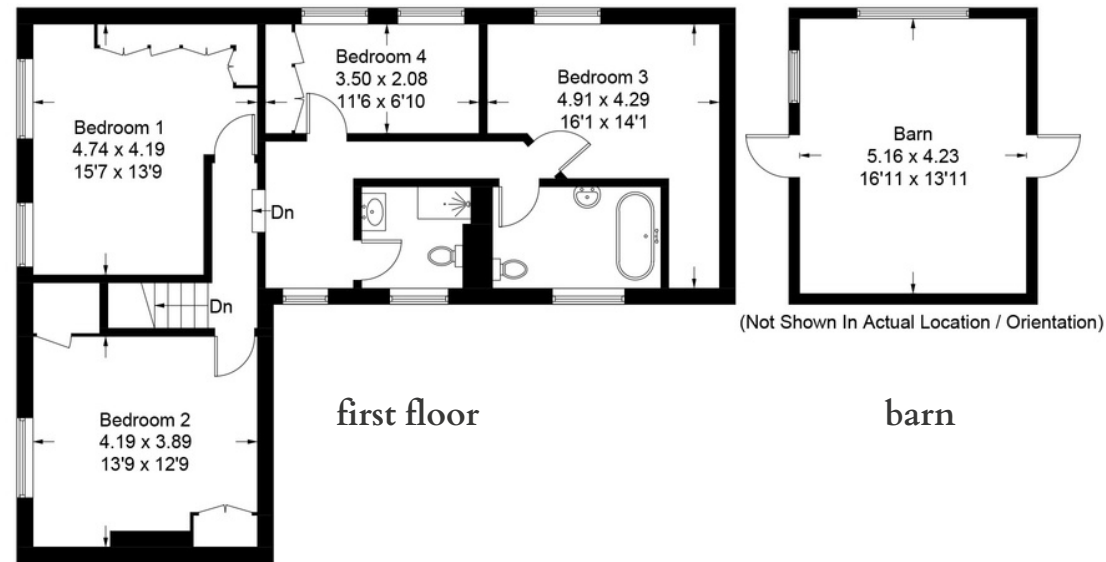
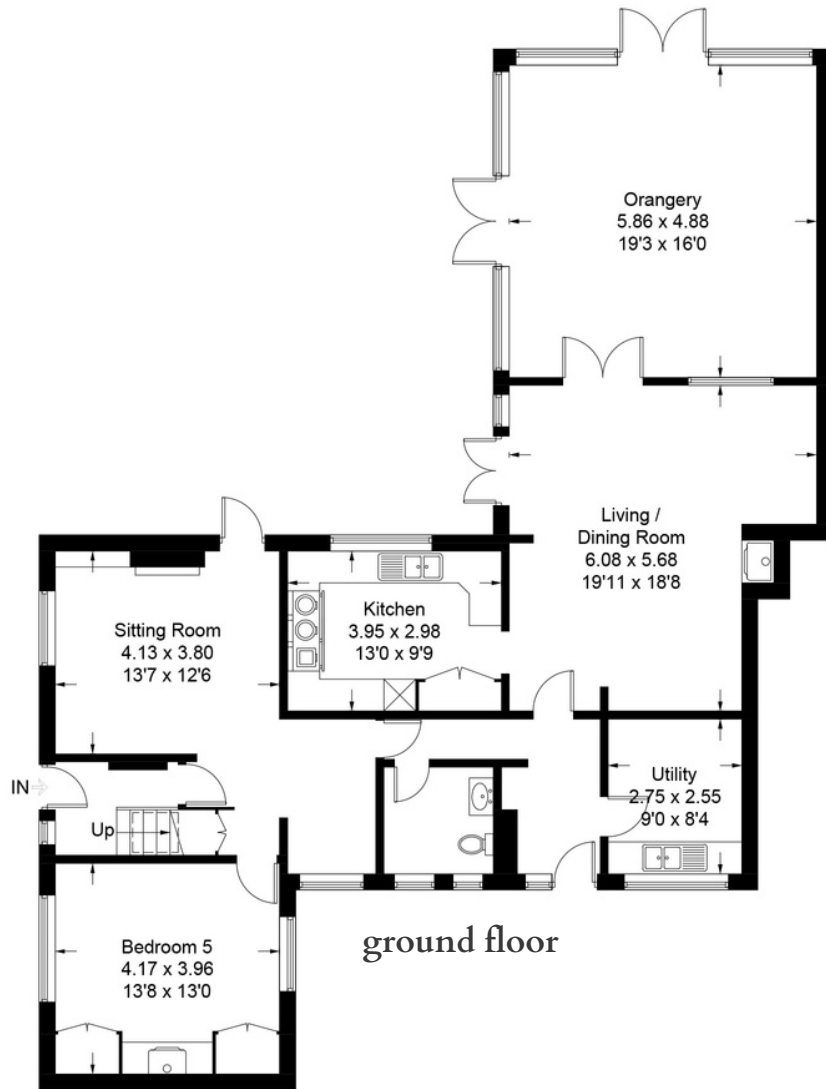


Approximate Gross Internal Area: 230.7 sq m / 2483 sq ft

Barn: 21.9 sq m / 236 sq ft

Total: 252.6 sq m / 2719 sq ft

 = Reduced headroom below 1.5m / 5'0"



PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

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