



THE WILLOWS
Manor Lane, Shelford, NG12 1EQ

 Digby & Finch
ESTATE AGENTS

THE WILLOWS

Manor Lane, Shelford,
NG12 1EQ

Nestled within a secluded private plot in the sought after village of Shelford, this detached quintessential country cottage demonstrates excellent period features such as exposed beams and brickwork, thoughtfully crafted living accommodation and impressive gardens all complimented by a magnificent view across the countryside to the rear.

The property benefits from excellent privacy, down a private lane, with mature shrubs and trees, yet is within easy walking distance of the village amenities such as the Earl of Chesterfield public house. A beautiful brook runs along the boundary of the property which is perfect for paddle boarding or watching the local wildlife such as ducks and swans pass by.

welcome home

The front door opens into a lovely kitchen, fitted with wonderful, handcrafted base and wall cabinetry with granite worktops, that provide excellent storage whilst housing the fitted dishwasher. The cabinetry surrounds an American style fridge/freezer, and beautiful Rangemaster oven with 5-ring hob and extractor fan over. A centre island with solid wood countertop provides further excellent food preparation space as well as breakfast bar seating. Adding to the character of this lovely space, with ceiling beams, and a farmhouse sink located under a perfect picture window overlooking the front garden is a beautiful Louis 14th fireplace thoughtfully incorporated by the current owners.









A door to the side of the fridge provides access to a very large pantry store with shelving, that stays very cool and therefore is perfect for storing products such as jams which can be made from the fruit bearing trees in the garden. Opposite the pantry door is a large airing cupboard that houses the water tank and a door that opens onto the stairs to the first floor.

Heading towards the rear of the property, steps rise from the kitchen into a fantastic, vaulted dining/sitting room with picture windows and a patio door that opens onto the rear garden decking, perfectly framing the incredible views overlooking the garden and countryside to the rear. Slate tile flooring extends from the kitchen through to the dining room, with underfloor heating in the kitchen area.



To the right-hand side of the dining room is a very large laundry room and store, with fitted cabinetry, sink and hanging airers. To the left is the family bathroom which is fitted with a lovely roll top bathtub with shower over, a wash hand basin and WC.

Completing the ground floor accommodation is the formal living room that benefits from triple aspect views to the front, rear through patio doors, and side with a picture window that looks past the chicken coop and vegetable patch, across the fields to the village church in the distance. Country cottage charm and period features are further evident in this well-proportioned room with beautiful beams to the ceiling and an exposed brick fireplace with oak mantel piece that sits over a solid fuel burning stove. Whilst being a stunning focal point to the room, the stove also boasts incredible functionality, heating the home and the properties water during the cooler months, whilst there is an immersion heater to heat water when the heating is not needed. There is a large storage cupboard to the side of the fireplace.

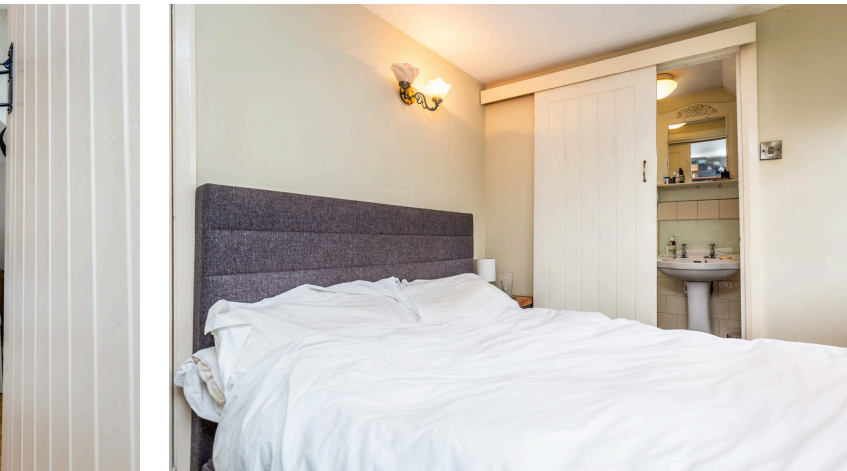




first floor

Stairs rise to the first-floor landing that benefits from a generous storage cupboard whilst providing access to the properties four bedrooms.

Originally two cottages, the first floor demonstrates a mirrored arrangement with two double bedrooms to the front, and two single bedrooms to the rear that benefit from fabulous views over the brook and rolling fields. The second bedroom benefits from an ensuite shower room fitted with shower, wash hand basin and WC.





the grounds

Set within approximately 0.6 of an acre, the properties gardens are truly beautiful to behold. Wrapping around the property, there are extensive lawns adorned with mature planting to the borders, a kitchen garden with raspberries, gooseberries and vegetable plots, a brick chicken coop with resident chickens, and a mature orchard showcasing apple, quince, plum, damson and pear trees.

The garden runs down to the brook at the bottom, perfect for enjoying the local wildlife or partaking in some paddleboarding. Taking full advantage of the views is a raised deck directly to the rear of the house with outdoor kitchen area and covered seating as well as the covered tiki bar/ seating and the summer house down near brook.

The property also benefits from excellent parking, with hard standing providing space for at least 4 vehicles in front of the oversized single garage with workshop space and the car port with car charging point. Attached to the garage is a gardener's outdoor loo and coal store.



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

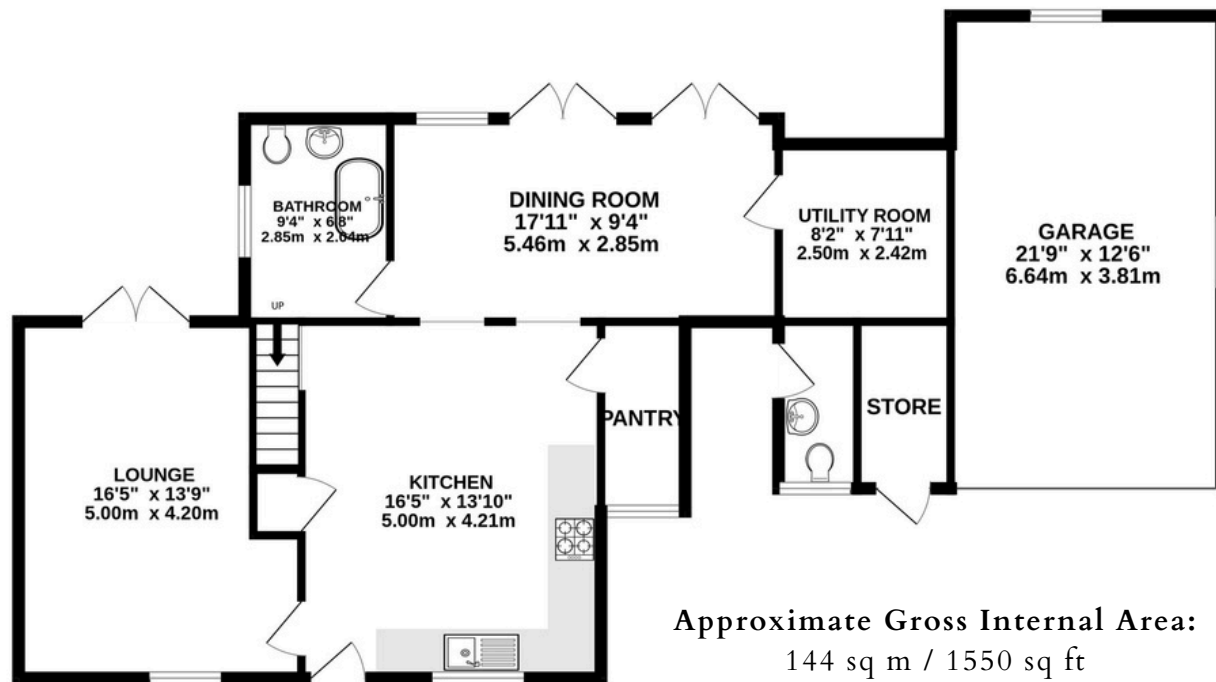
Council Tax Band: E

Tenure: Freehold

EPC Rating: 39 | E

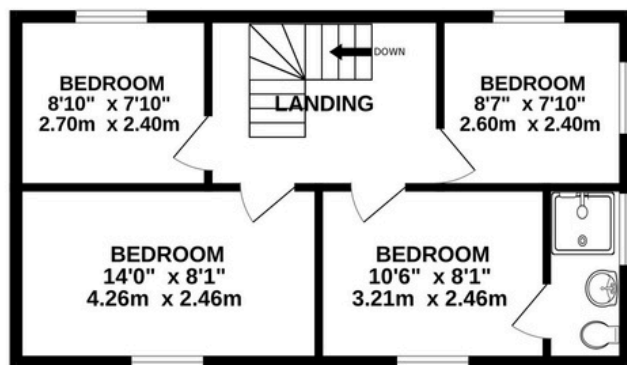
EPC Rating Potential: 79 | C





ground floor

Approximate Gross Internal Area:
144 sq m / 1550 sq ft
(including garage)



first floor

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.

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. Garden ornaments are not included in the sale.

services

Mains water, drainage and electricity are understood to be connected. The property has a sold fuel stove that heats the radiators and water tank, with an immersion heater for heating water in the warmer months. None of the services or appliances have been tested by the agent.



Digby & Finch

ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH