



Holme House Cottage

HOLME PIERREPONT

HOLME HOUSE COTTAGE

Radcliffe Road, Holme
Pierrepont, Nottingham,
NG12 2LT

Steeped in history this beautiful, five-bedroom property includes rooms within the original Holme House dating back over 200 years, and the attached converted buildings first built in 1892. Arranged with a central living area and two 'wings' of sleeping accommodation, the property offers excellent opportunity to create an annex within the existing layout or simply provide an excellent selection of spaces for multigenerational living.

Wonderful high ceilings feature throughout the Grade II listed property which also boasts beautiful, exposed beams, brickwork and feature windows across its bedrooms, three reception rooms and breakfast kitchen. In addition to this, the property benefits from a study, utility room, pantry and two bathrooms. Externally the gated courtyard garden provides driveway parking for at least five vehicles, a lovely patio and faux lawned garden as well as a large 14'x 8" shed.





ground floor

The front door opens into a welcoming reception hall offering plentiful space for freestanding furniture providing cloaks and shoe storage or seating. From the hall a door to the right provides access to the 'east wing' comprising of two bedrooms and a sitting room. Turning to the left, the hall provides access to the study, utility room and wet room before a couple of steps rise into the beautiful breakfast kitchen.

Providing an excellent place to work from home, the study has plentiful space for a desk and other office furniture. To its left, the utility room benefits from a tall, fitted cabinet and worktop with under counter space for a washing machine and tumble dryer. Across the hall the fully tiled wet room fitted with an electric shower, wash hand basin, WC and heated towel radiator. Electric underfloor heating is perfect for this space that acts as a useful ground floor loo and services the two bedrooms in the 'east wing'.





The dining kitchen is flooded with natural light from the magnificent arched window that overlooks the garden. On the opposite wall the kitchen is fitted with an expansive range of Howdens white gloss, base and wall kitchen cabinetry perfectly accented by wood effect countertops and splashback tiles. Integrated culinary appliances include fridge, freezer, LAMONA double oven, LAMONA microwave and a BOSCH four ring gas hob. There is also a one and a half bowl stainless steel sink with mixer tap over. A large walk-in pantry cupboard is fitted with shelving and worktop space providing a colossal amount of space for food/ appliance storage.

An open doorway leads from the kitchen into the primary sitting room also benefitting from views over the garden with space for an abundance of sitting room furniture. To the rear of the sitting room is an internal hall with door to the dining room and stairs to the first floor. There are two large cupboards, the first fitted with shelving whilst the second utilises the space under the stairs. The formal dining room benefits from wonderful high ceilings and a sash window with plentiful space for a ten-seater table.





first floor

Stairs rise from the internal hallway to a landing which in turn provides access to three of the five bedrooms and the family bathroom. The primary bedroom located up a few more stairs from the landing is a large room with space for a king size bed and tall fitted wardrobes providing excellent storage.

There is another double bedroom also benefitting from fitted wardrobes and patio doors to a Juliet balcony overlooking the garden. There is also a single bedroom with a window overlooking the courtyard.

Completing the first-floor accommodation is the family bathroom comprising of a 1900mm 'couples' bathtub, wash hand basin and WC.







further accommodation

To the right of the entrance hall is the 'east wing'. A further generously proportioned sitting room benefits from French patio doors surrounded by beautiful, exposed brick walls open directly onto the garden. A door leads into the first of two bedrooms on this side of the property, the largest bedroom in the property benefitting from a beautiful high vaulted ceiling matching the sitting room next door and a further exposed brick wall surrounding a large window. A wooden staircase rises from the sitting room to the second large double bedroom that sits within the eaves of the property.





grounds

The property is approached by a long driveway owned by a neighbouring property with rights of access over, leading to the gated entrance to the property. Electrical supply runs to the gates allowing for easy installation of electric gates should future owners wish to fit them. The gate opens into a walled courtyard separated into multiple zones, with a large tarmac driveway providing parking for at least five vehicles.

On the opposite side of the front door, in front of the kitchen and living room windows is an area that has been laid with faux lawn, next to a patio area perfect for relaxing or outdoor entertaining. A large 14ft x 8ft shed provides excellent garden storage space.

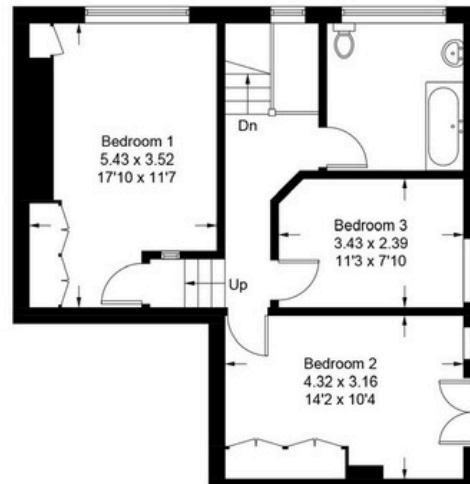
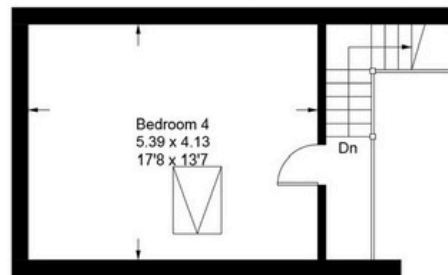
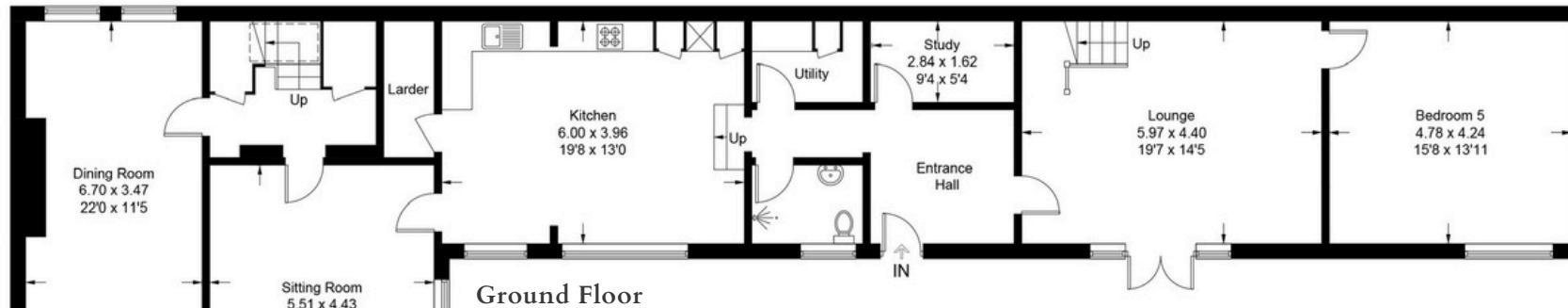
local amenities

The nearby villages of Radcliffe on Trent and Cotgrave, both accessible by bus offer a range of shops, supermarkets, health centres, opticians and dentists, regular public transport services (both bus and rail) and several public houses and restaurants. The bus stop outside the property also provides access to Nottingham City Centre.

The village also enjoys good road access via the A52 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.

floorplan

Approximate Gross Internal Area: 247.4 sq m / 2663 sq ft



finer details

Local Authority: Rushcliffe Borough Council

Council Tax Band: E

Tenure: Freehold

EPC Rating: Exempt

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. None of the services or appliances have been tested by the agent.

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 and 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.





Digby & Finch

ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH