



**The Old Blacksmiths, Loughbon, Orston,  
Nottinghamshire, NG13 9NJ**

**£275,000**  
Tel: 01949 836678

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A rare opportunity to acquire a unique and interesting conversion of a former blacksmiths which has been sympathetically carried out and offers attractive brick elevations beneath a pantile roof, behind which lies a versatile level of accommodation lying in the region of 750 sq ft.

With an additional room in the eaves the property offers the ability to be utilised as a two storey or single storey dwelling making it ideal for small families with one child or downsizers looking for, in effect, a single storey home within this highly regarded and much sought after village. Alternatively the property could appeal to single or professional couples looking for a unique home.

The main feature of the property is its superb main reception area with high vaulted ceiling with exposed timbers and attractive brick chimney breast with inset stove and integrated storage, providing a large open plan area accommodating both living and dining space and open plan to a fitted kitchen. Above this is a mezzanine area ideal as a home office, reading room or den and this leads into Bedroom 2 situated in the eaves.

The main double bedroom is located on the ground floor and benefits from ensuite facilities, fitted wardrobes and access out into a private low maintenance courtyard style garden with a south to westerly aspect.

The property benefits from double glazing and gas central heating and off road parking to the front.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

The Conservation village of Orston has a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside the village linking to Grantham and Nottingham

and from Grantham there is a high speed train to King's Cross in just over an hour.

A DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

### OPEN PLAN RECEPTION & KITCHEN

23'5 x 15'0 (7.14m x 4.57m)



An impressive open plan space offering a wealth of character and features with high part vaulted ceiling with exposed timbers, the focal point of the room is an exposed brick chimney breast with raised brick hearth and inset stove, shelved alcoves to the side with integrated low level cupboards, deep skirting, two central heating radiators, double glazed windows to the front and rear elevations.





The main reception area is large enough to accommodate both living and dining space and is a light and airy room open plan to a fitted kitchen.



The kitchen is furnished with a range of cottage style wall, base and drawer units, laminate preparation surfaces with resin sink and drainer unit, tiled splashbacks. Integrated appliances include four ring gas hob with filter hood over and single oven beneath, plumbing for washing machine, integrated under counter fridge, space for further free standing appliance, tiled floor, inset downlighters to the ceiling, wall mounted Ideal Logic gas central heating boiler and obscure double glazed window to the rear.

## DOUBLE BEDROOM

13'5 max x 13'10 max (4.09m max x 4.22m max)



An interesting room having exposed beams to the ceiling, benefitting from a just off westerly aspect with French doors leading into a courtyard garden at the side and flooding this area with light particularly in the afternoon.





The bedroom offers deep skirting, central heating radiator, small dressing area with built in wardrobes and cottage latch door to:

**ENSUITE SHOWER ROOM**  
6'10 x 5'4 (2.08m x 1.63m)



Having double length shower enclosure with sliding screen and chrome wall mounted shower mixer, close coupled wc, pedestal wash basin, tiled floor and walls, contemporary towel radiator, part pitched ceiling with inset conservation skylight.



FROM THE RECEPTION AREA A SPINDLE BALUSTRADE OPEN TREAD STAIRCASE RISES TO:

**MEZZANINE AREA**  
8'2 x 7'11 (2.49m x 2.41m)



This area is located above the main reception and would be ideal as a reading space or possibly home office, having pitched ceiling with exposed purlins, spindle balustrade and open doorway to:

**BEDROOM**

13'3 max x 10'0 max (4.04m max x 3.05m max)



A versatile space situated in the eaves that can be utilised as an additional bedroom or first floor study/studio having pitched ceiling, exposed purlins and inset skylight, central heating radiator and access to under eaves storage.



## EXTERIOR

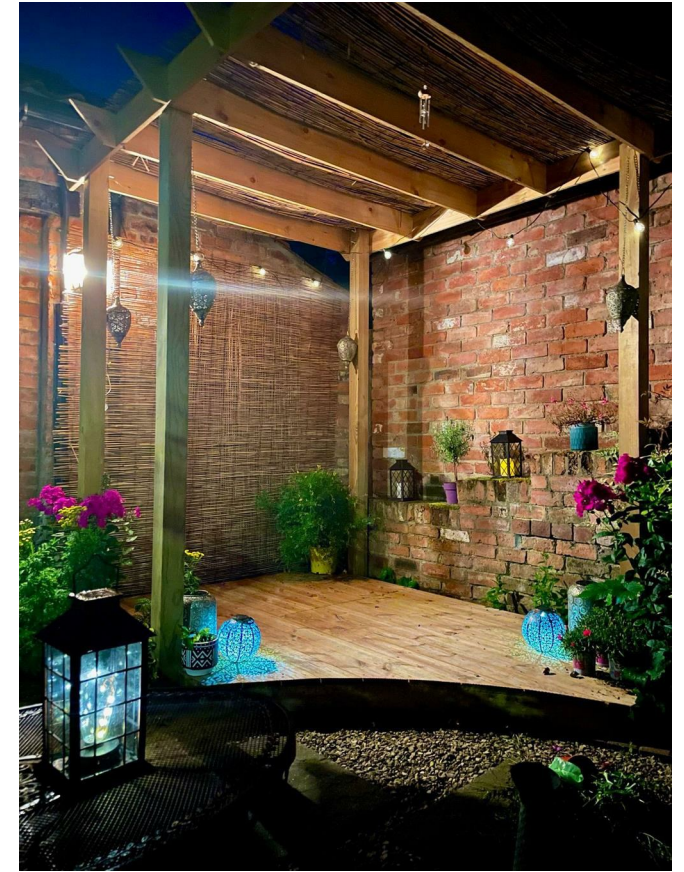


The property occupies a pleasant position right at the heart of this highly regarded village, on a manageable low maintenance plot set back behind an open plan block set frontage which provides off road car standing, enclosed by brick wall to the side with established borders with mature shrubs. A timber courtesy gate gives access into:

## COURTYARD GARDEN



A south westerly facing courtyard style garden bordered by brick walls and timber fencing, having paved and gravelled seating areas, raised decked terrace with timber pergola and well stocked perimeter borders with a range of shrubs.



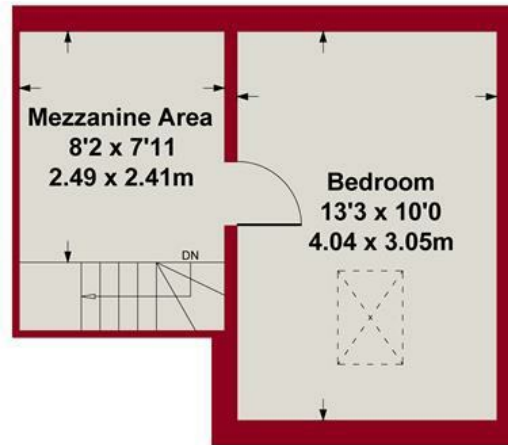
## COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band A.

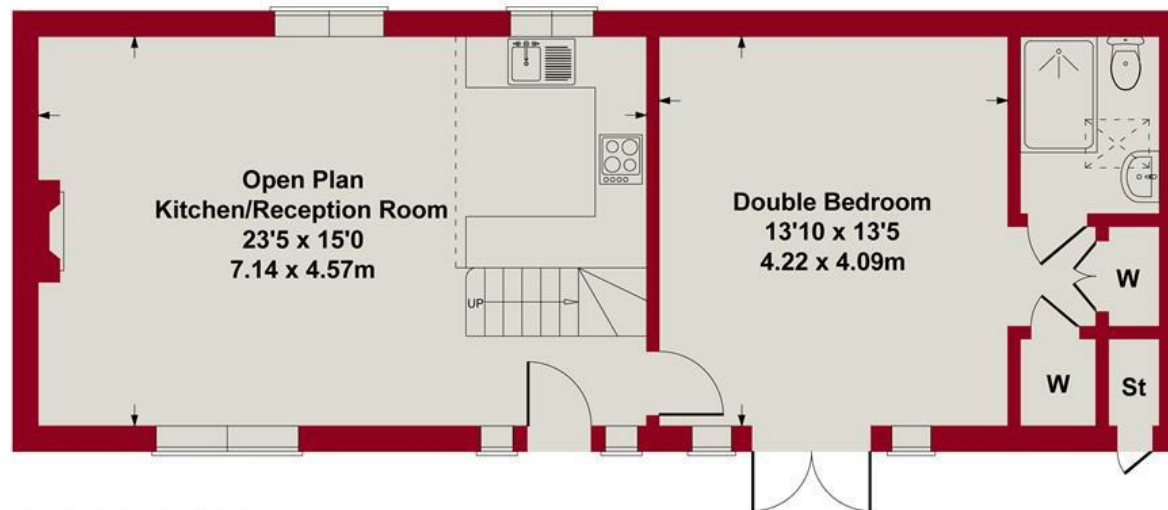
## TENURE

Freehold

Approximate Gross Internal Area  
861 sq ft - 80 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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