



The Old Post Office West Street, Shelford,
Nottinghamshire, NG12 1EJ

£650,000
Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

An interesting opportunity to purchase a truly individual, fascinating period cottage which was formerly the village post office but now is a unique character home offering a wealth of features and occupies a deceptive, established, generous plot which approaches 0.7 of an acre.

This fascinating home offers around 1,700 sq.ft. of internal accommodation plus a run of additional outbuildings which currently provide workshop and garage space but potentially, subject to consent, could offer further scope for conversion to expand the accommodation further. The property offers many interesting features with beamed ceilings, exposed internal brick work and attractive fireplaces as well as the unusual feature of a well beneath the kitchen.

The property offers three main reception areas as well as four bedrooms with each room offering its own individuality. The property is likely to require a certain program of cosmetic updating based on today's requirements but has the basis of a stunning home on what is a truly amazing plot with the majority of the gardens lie to the westerly side and out onto fields at the rear. The gardens have been lovingly established over the years and are well stocked with an abundance of mature trees and shrubs creating a private outdoor space perfect for families but also ideal for those looking for a more self sufficient lifestyle, with ample room for an allotment/vegetable garden.

The property occupies a central village location with ample off road parking to the front with brick built workshops and two garages creating a useful outdoor spaces and secure parking.

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

SHELFORD

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.

A TRADITIONAL STYLE TIMBER ENTRANCE DOOR WITH LEADED STAINED GLASS LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE RECEPTION

12'9" x 11'2" (3.89m x 3.40m)

A versatile room which could be purely utilised as a formal entrance hall but alternatively would make an excellent study or snug, having fitted bespoke pine base units with glass fronted display cabinets above, stripped wood flooring, central heating radiator and window to the side elevation.

A further internal door with attractive stained glass light leads through into:

RECEPTION CORRIDOR

31' x 5'10" (9.45m x 1.78m)

A reception area linking the main reception areas and running the full length of the house, having pitched roof, inset skylights, tongue and groove panelling, attractive oak effect flooring.

Open archways give access to:

SITTING ROOM/SNUG

12'2" x 12'5" (3.71m x 3.78m)



An attractive sitting room offering a wealth of character with heavily beamed ceiling, exposed brick chimney breast and fireplace with flagstone hearth, inset solid fuel stove and timber lintel above, oak effect flooring, bay window to the front with integrated window seat, central heating radiator and cottage latch door giving access to useful under stair storage cupboard.



DINING ROOM

12'5" x 12'4" (3.78m x 3.76m)

Again open plan to the full reception corridor with a dining

area and sitting room, this room linking through into the study, having chimney breast with exposed brick fireplace, quarry tile hearth, inset open fire and integrated dresser units to the side, beamed ceiling, central heating radiator and window to the front.

A further attractive stained glass part glazed door leads through into:

STUDY

12'6" x 9'5" (3.81m x 2.87m)

Having fitted base unit providing a useful study area with integrated storage, deep skirting, tiled floor, floor standing oil fired boiler and attractive beamed ceiling.

A further door leads into:

PANTRY

7'6" x 5'11" (2.29m x 1.80m)

A fantastic space providing an excellent level of storage having fitted shelving, quarry tiled floor, obscured glazed window to the side and wall mounted electrical consumer unit.

RETURNING TO THE STUDY AN OPEN DOORWAY LEADS THROUGH INTO:

KITCHEN

12'2" x 9'7" (3.71m x 2.92m)



Fitted with a range of solid wood fronted wall, base and drawer units with glazed display cabinets, timber preparation surfaces, one with inset sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances including five ring gas hob and double oven, plumbing for washing machine, space for under counter fridge, attractive brick set floor with hatch access into a well, central heating radiator, window to the side and part glazed door leading through into a lean to veranda



ENCLOSED VERANDA

14'4" x 23'8" max (4.37m x 7.21m max)



An L shaped space having pitched roof, central ornamental raised pond, double glazed windows and timber exterior door into the garden. Leading off this area is access into a run of brick outbuildings.



INITIAL COAL HOUSE

9'10" x 9'2" (3.00m x 2.79m)

Having pitched roof. ceiling light point and door leading into:

GARDENER'S CLOAK ROOM/WC

5' x 4'2" (1.52m x 1.27m)

Having WC and window to the rear.

From the initial coal house area a further door leads through into:

WORKSHOP

18'7" x 14'9" (5.66m x 4.50m)

Having pitched roof, power and, window and ledge brace door to the front and further door to the rear as well as access into:

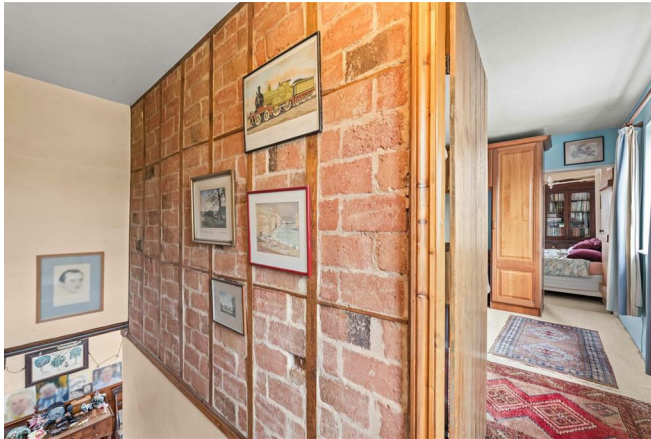
ADDITIONAL WORKSHOP

17' x 9'8" (5.18m x 2.95m)

Providing a useful workshop/storage space with windows to two elevations, power and light.

RETURNING TO THE REAR CORRIDOR A STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having window to the front and attractive exposed brick internal elevation.

Further cottage latch pine doors leading to:

WALK THROUGH BEDROOM 2

12'6" x 12'3" (3.81m x 3.73m)



A double bedroom which gives access to a further bedroom the room having fitted wardrobes and overhead storage cupboards, central heating radiator, attractive exposed brick elevation and window to the front.

A further pine door leads through into:



BEDROOM 1

12'4" into wardrobes x 11'2" (3.76m into wardrobes x 3.40m)

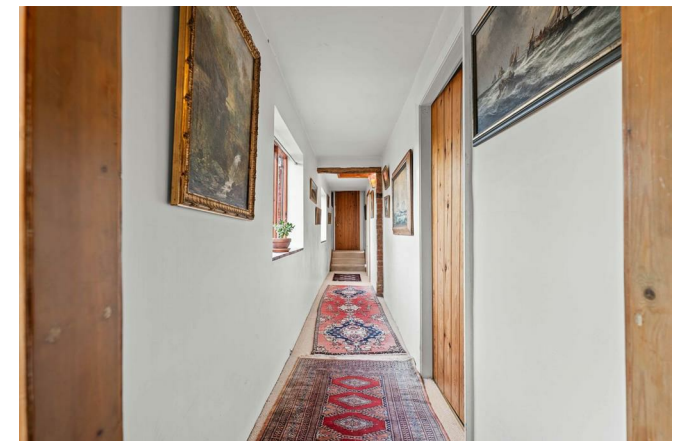


A double bedroom having aspect to the side with fitted wardrobes and overhead storage cupboards and central heating radiator.

RETURNING TO THE LANDING A FURTHER OPEN DOORWAY LEADS THROUGH INTO:

INNER LANDING

27' x 3'5" (8.23m x 1.04m)



Having two windows to the front elevation and further pine doors leading to:

BEDROOM 3

12'7" x 8'8" (3.84m x 2.64m)

A double bedroom having aspect to the rear with central heating radiator, built in cupboard and shelved alcove.

BEDROOM 4

8'10" wide x 8'11" (2.69m wide x 2.72m)

Having aspect to the rear, fitted base unit with work surface over and inset sink unit and single glazed window.

BATH/SHOWER ROOM

8'6" x 8'4" (2.59m x 2.54m)



Having a suite comprising enamelled bath, separate shower enclosure, pedestal washbasin, built in cupboards, central heating radiator and window overlooking the garden.

SEPARATE WC

5'6" x 2'8" (1.68m x 0.81m)

Having close coupled WC, part tiled walls and window to the front.

EXTERIOR



The property occupies a fantastic deceptive plot which extends to 0.7 of an acre accessed off the lane with initial driveway providing off road car standing and leads through a timber field gate onto a further paved hard standing area providing a good level of off street parking. This in turn leads to a run of outbuildings which comprises a double garage adjacent to which is a further attached double garage. From the main drive a further door leads to the enclosed veranda/entrance to the cottage. The rear garden is a fabulous feature to the property, being generous by modern standards, and has been lovingly established over the years being stocked with an abundance of mature trees and shrubs. An initial more formal garden with paved terrace and two ornamental ponds gives access back into the workshop/outbuildings with greenhouse, and oil storage tank and leads down into the main gardens. The rear garden benefits from a westerly aspect.









DOUBLE GARAGE

23' deep x 13'2" wide (7.01m deep x 4.01m wide)



Having power and light, useful inspection pit, timber steps leading up to a first floor which provides useful storage but could offer further potential for additional accommodation subject to consent.

ATTACHED DOUBLE GARAGE

18'9" deep x 15'2" (5.72m deep x 4.62m)

Having up and over door and pantile roof.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property has solar panels installed which are wholly owned.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

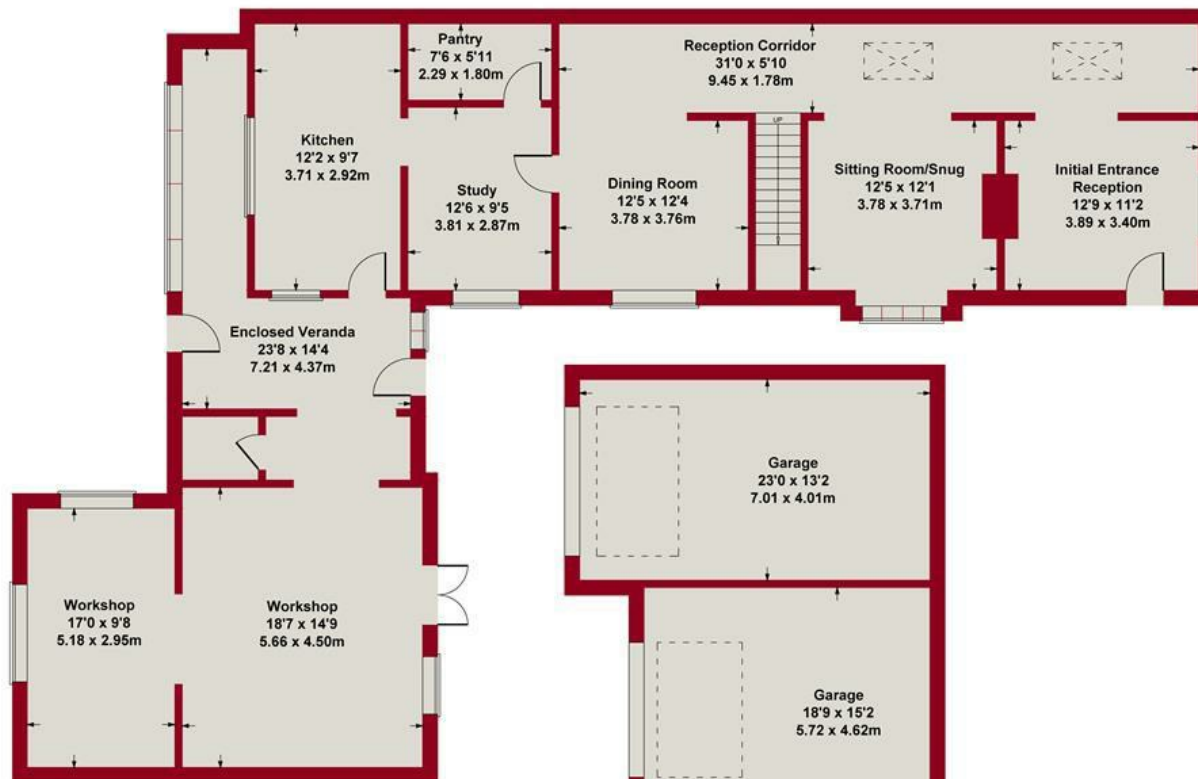
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

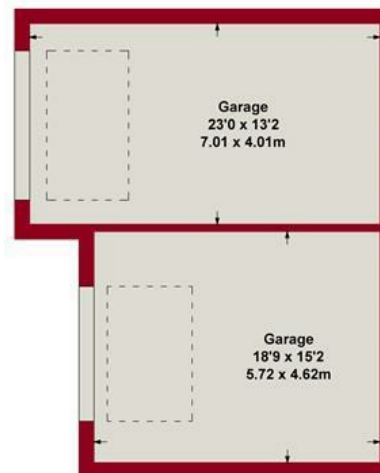
Approximate Gross Internal Area
3197 sq ft - 297 sq m



FIRST FLOOR



GROUND FLOOR



GARAGE

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.

Produced by Potterplans Ltd. 2023





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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