



College House 22 Main Street, East Bridgford,
Nottinghamshire, NG13 8PA

£650,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Delightful Period Home
- 3 Double Bedrooms
- Ground Floor Cloak Room
- Pleasant Enclosed Garden
- Heart Of The Village Location
- Deceptive Level Of Accommodation
- Stunning Main Reception
- Wealth Of Character & Features
- Off Road Parking & Garage
- Viewing Highly Recommended

An exciting opportunity to purchase a truly individual, spacious, period home offering a considerable level of character and located on secluded plot tucked away in the heart of this much sought after and well regarded village.

This wonderful home is understood to date back to the later 1800s and takes its name from College House which was a private school for boys founded in the early 1800s called East Bridgford Academy. It's understood that this house of education was run by the Clough family until the early 1900s when the original old Clough House School building was turned into residential properties. The background history provides the basis of a truly unique home which offers elements of grandeur expected in a considerably larger property, having high deep corniced ceilings, deep skirtings and architraves and attractive sash windows.

Over the years the property has been reconfigured to create a versatile level of accommodation which lies in the region of 1,700 sq.ft. The property has been sympathetically refurbished over the years, providing a wonderful light and airy space which is likely to appeal to a wide audience. The property has benefitted from prior planning approval for a substantial single storey addition and although recently lapsed (August of 2025), this demonstrates the onward potential for a long term home. Further information can be found at Rushcliffe Borough Councils planning portal under ref:- 22/01325/FUL.

The accommodation provides three well proportioned double bedrooms including a particularly impressive principle bedroom with a feature fireplace and large walk in bay window overlooking the rear garden. The second bedroom also boasts a wealth of character with three sash windows including a large walk in bay. The bedrooms are serviced by a tastefully appointed bath/shower room. The first floor accommodation leads off an attractive light and airy central galleried landing with a dual aspect which would be large enough to accommodate a reception/study space.

To the ground floor the heart of the home is a central dual aspect reception with a high corniced ceiling and contemporary fireplace which provides a generous space that would be large enough to accommodate both living and dining areas. This in turn links through into the useful addition of a conservatory which provides a further sitting room overlooking the garden. The kitchen is of generous proportions and is well appointed with a generous range of units providing an excellent level of storage and also has a pleasant dual aspect. The main entrance hall has a good level of storage with a built in cloaks cupboard, a ground floor cloak room and an attractive staircase rising to the first floor.

As well as the internal accommodation the property occupies a private established plot which is slightly elevated from Main Street with an initial shared access leading onto a private driveway providing car standing for three to four vehicles and, in turn, leading to a brick built garage. The gardens run to three sides and provide a pleasant outdoor living/entertaining space with established lawns and perimeter borders.

Overall viewing is the only way to truly appreciate this fascinating, individual, home located in a convenient position within walking distance of local amenities.

EAST BRIDGFORD

East Bridgford is a much sought after village with facilities including a well-regarded primary school, local shops, doctors surgery, public house and village hall with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting via the A52 and A46.

A WOOD GRAIN EFFECT DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

MAIN ENTRANCE HALL

18'3" x 8'2" max into stairwell (5.56m x 2.49m max into stairwell)

An attractive initial entrance vestibule having a high deep corniced ceiling, spindle balustrade staircase rising to the first floor with useful under stairs storage cupboard beneath, oak effect flooring, deep skirtings and architrave, useful built in cloaks cupboard and further doors leading to:

GROUND FLOOR CLOAK ROOM

5' x 3' (1.52m x 0.91m)

Having a two piece suite comprising close coupled WC and washbasin with chrome taps, continuation of the oak effect flooring and sealed unit double glazed window.

SITTING/DINING ROOM

27' max into bay x 16'4" (8.23m max into bay x 4.98m)

A truly stunning and well proportioned reception space offering elements of grandeur with an attractive high ceiling, a beautiful contemporary fireplace with inset log burning stove, high corniced ceiling, deep skirtings and architrave, sealed unit double glazed sash windows to both the front and rear and French doors leading through into:

CONSERVATORY

A useful addition to the property providing a further versatile reception space, having attractive exposed brick base, double glazed side panels with opening top lights, pitched glass roof and French doors leading out into the garden.

Returning to the sitting/dining room a further door leads through into:

OPEN PLAN BREAKFAST KITCHEN

20'5" x 12'2" (6.22m x 3.71m)

A well proportioned light and airy space, benefitting from double glazed windows to two

elevations including an attractive box bay overlooking the garden. The kitchen is well appointed with a generous range of wall, base and drawer units and glazed display cabinets with under unit lighting, having wood trimmed preparation surfaces including a central peninsula with breakfast bar providing an informal dining space as well as a fantastic working area ideal for the keen cook. Integrated appliances include AEG five ring gas hob with hood over and Smeg double oven. The kitchen also having plumbing for a dishwasher and washing machine, space for a free standing fridge freezer, deep skirtings and architrave, inset downlighters to the ceiling and composite exterior door into the garden.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE TURNING SPINDLE BALUSTRADE STAIRCASE WITH HALF LANDING RISES TO:

GALLERIED FIRST FLOOR LANDING

A fantastic, light and airy space of generous proportions, benefitting from a dual aspect having sash windows to two elevations including a beautiful arched sash window to the rear. The landing area would be large enough to accommodate a reception space and is currently utilised as a study area, having an attractive high deep corniced ceiling, access to loft space above, deep skirtings and further doors leading to:

BEDROOM 1

16' x 11'7" (14'10" in bay window) (4.88m x 3.53m (4.52m in bay window))

A delightful room offering a wealth of character with an attractive walk in bay window to the front with sealed unit double glazed sashes, deep skirtings beneath, a high ceiling, chimney breast with period style fire surround and mantel with inset cast iron fireplace with tiled inserts and alcoves to the side, built in wardrobe and an aspect into the garden.

Returning to the first floor landing an open doorway leads through into:

INNER LANDING

25' x 3' (7.62m x 0.91m)

Having high ceilings, deep skirtings and further doors, in turn, leading to:

BEDROOM 2

16' max x 9'4" max (4.88m max x 2.84m max)

A interesting T shaped room flooded with light, benefitting from three sash windows overlooking the garden and having high ceilings, deep skirtings and chimney breast with attractive cast iron fireplace.

BEDROOM 3

10'3" x 9'6" (3.12m x 2.90m)

A further double bedroom overlooking the garden, having built in wardrobes with overhead storage cupboards, deep skirtings and sealed unit double glazed sash window.

Returning to the inner landing an attractive glazed door with stained glass panels leads through into:

BATH/SHOWER ROOM

12'10" x 7'9" (3.91m x 2.36m)

A well proportioned, beautifully appointed space, fitted with a contemporary suite comprising large shower enclosure with glass screen and wall mounted shower mixer with independent handset over, panelled bath with chrome taps, close coupled WC and pedestal washbasin, contemporary towel radiator, shaver point, useful built in airing cupboard and attractive pitched ceiling with inset skylight and additional sash window.

EXTERIOR

The property occupies a delightful central village location, tucked away on an established and intriguing plot concealed from the road behind a well thought, landscaped, frontage with mature hedging and fencing and a low maintenance seating area with inset shrubs. An initial shared driveway leads onto a private drive for the property which provides off road car standing and, in turn, leads to a brick and pantiled garage which provides additional secure parking or workshop space with courtesy door at the rear. The gardens run to three sides, the main garden being on the westerly side of the property and therefore getting the afternoon and evening sun in the summer months. The garden has been thoughtfully landscaped to provide a fantastic outdoor area perfect for everyday living and entertaining. A large flagged terrace wraps around the property providing a considerable outdoor space with a brick retaining wall leading up onto a mainly lawned garden with a timber storage shed and attractive contemporary fencing. To the easterly side of the property is a further established garden which offers a good degree of privacy screened by a mature yew tree, having an initial stone chipping seating area with a sleeper edged border which leads up onto a central lawn with a further seating area at the foot which houses a useful log store and is bordered, in the main, by feather edge board fencing and hedging.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

HISTORIC PLANNING APPROVAL

The property has benefitted from prior planning approval (granted August 2022) for a substantial single storey addition, creating a fantastic open plan kitchen of sizable proportions, plus a separate utility. Although recently lapsed (August of 2025), it does demonstrate the onward potential, particularly for those looking for a long term home. Further information can be found at Rushcliffe Borough Councils planning portal under ref:- 22/01325/FUL. Proposed drawing attached.

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

The property has its own private driveway and garage, however the initial part of the

driveway access, leading off College Street, is shared with neighbouring dwellings but in ownership of a neighbouring property with rights of access.
The property is attached to the adjacent dwelling with a flying freehold.
There has been recent structural work carried out under insurance. The works are completed and we are in receipt of a copy of the certificate of structural adequacy.
Please note the elevated photo showing the approximate boundaries is only for guidance and the exact boundaries may differ slightly from the image.

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>

Radon Gas:-
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

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



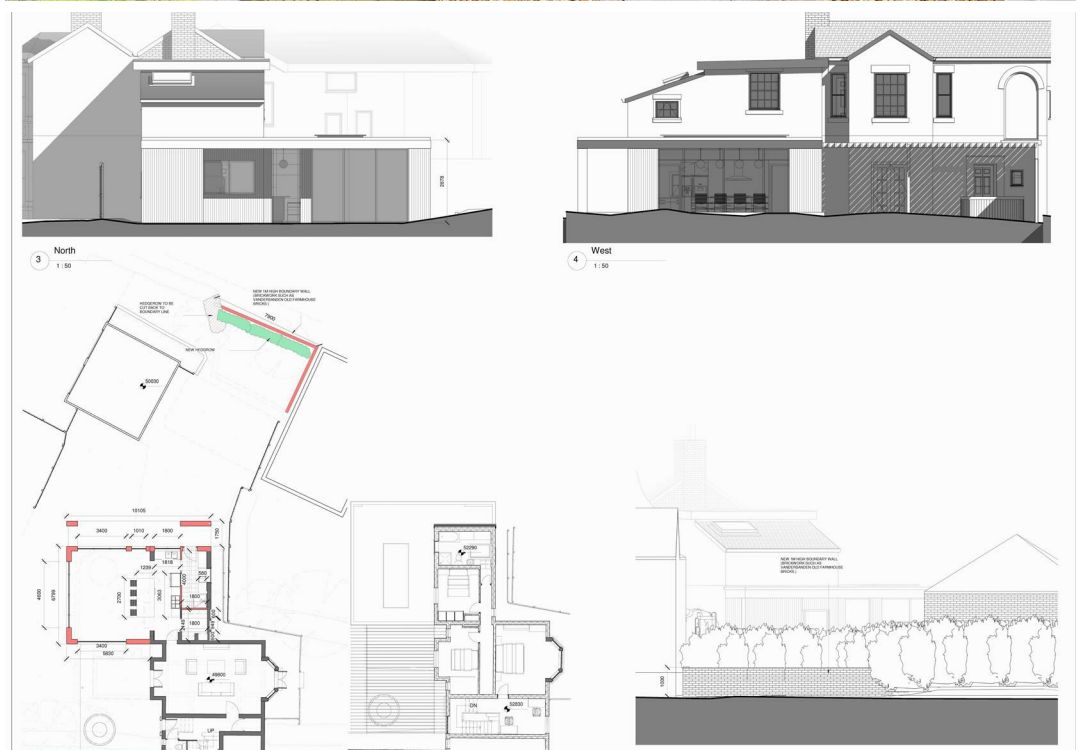






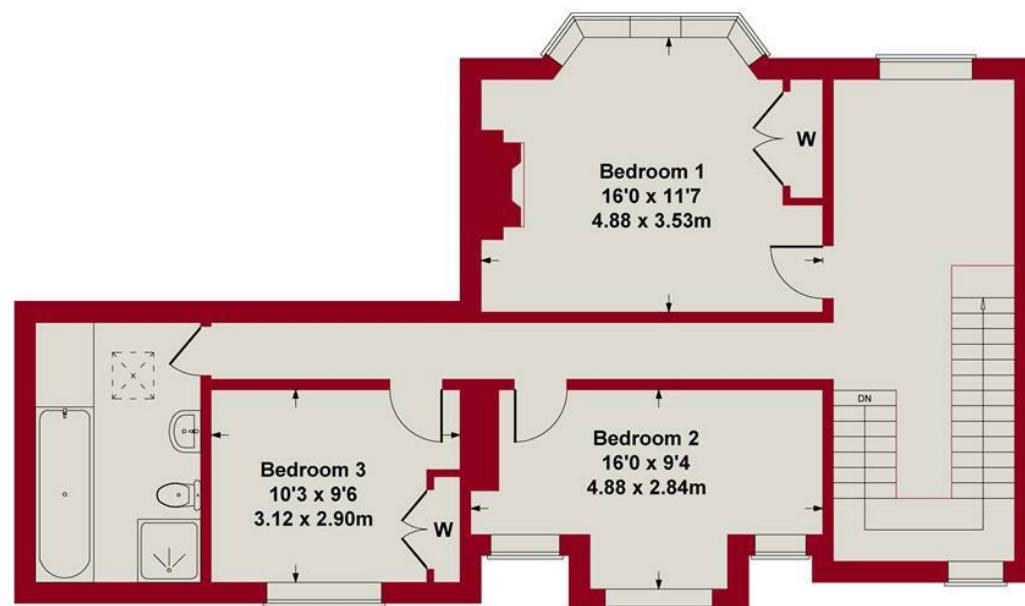








GROUND FLOOR



FIRST 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.

Produced by Potterplans Ltd. 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	83
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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers