



The Old Farmhouse, 64 Village Road,
Clifton Village, NG11 8NE

The Old Farmhouse, 64 Village Road, Clifton Village, NG11 8NE

** Guide Price £735,000 - £750,000 **

The Old Farmhouse provides extensive and versatile accommodation including a beautiful breakfast kitchen/orangery with French doors opening to the rear garden, a formal lounge with further French doors to the rear garden, a sitting room, a dining room, plus a study/library, a boot room/utility room and shower room on the ground floor, with the first floor landing providing access to four/five bedrooms (master with an en-suite shower room) and a bathroom.

This attractive family home offers scope for an annex to the main house, with a useful configuration of the existing rooms. Further to that a separate building in the rear garden, currently utilised as a gym and conservatory, would also make a great home office or living space. Perfect for a growing family!

Enjoying features including a log burner, a part galleried landing, and some internal stable style doors, the property also benefits from double glazing and gas central heating. There are good size mature gardens to the rear of the property, complete with a summer house, a further lawned garden to the front, plus a driveway which leads to a car port and single garage.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £735,000



THE OLD FARMHOUSE

GROUND FLOOR ACCOMMODATION

Open Entrance Porch

With windows to both sides and a WOODEN ENTRANCE DOOR giving access to the:-

Entrance Hall

Radiator, coving, wall light points, dado rail, stairs off to the first floor, doors to the inner hall and the:-

Dining Room

Window to the front and two windows to the side elevation, two radiators, tiled flooring, open archway to the inner hallway.

Breakfast Kitchen / Orangery

Fitted with a range of wall, display, drawer and base units, wine racks, stainless steel sink unit with a mixer tap over, a Range cooker with gas hob and extractor hood over, space for an American style fridge/freezer, breakfast bar area.

Velux windows, windows to three sides overlooking the garden, two radiators, tiled flooring, under floor heating, ceiling spots, French doors opening to the rear garden.

Inner Hall

Under stairs storage cupboard, ceiling light point, stable style door opening to a:-

Utility Area / Boot Room

BOOT ROOM - Window to the rear elevation, tiled flooring, radiator, door opening to the rear, door to the:-

UTILITY ROOM - Fitted with wall, drawer and base units, work surfaces, stainless steel sink unit, space and plumbing for a washing machine, space for a tumble dryer.

Sitting Room

Window to the front elevation, dado rail, coving, log burner set in a brick surround, open mezzanine to the first floor, door to:-

Hallway

Doors to the study/library, the formal lounge, and the:-

Ground Floor Shower Room

Fitted with a shower cubicle with a rainfall shower, a low flush wc, and a vanity wash hand basin.

Radiator, door to a LARGE STORAGE AREA with radiator and shelving.

Formal Lounge

Two windows to the rear elevation, feature fireplace with a gas fire and a wooden surround, French doors with glazed panels to both sides opening to the rear garden.

Study/Library

Window to the front elevation, ceiling light point, wall light points, fitted shelving.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Window to the rear elevation, opening to a galleried area, and with doors to five bedrooms and the bathroom.

Bathroom

Fitted with a three piece suite comprising a bath with a rainfall shower over, a low flush wc, and wash hand basin.

Window to the front elevation, ceiling spot lights, wall mounted central heating boiler housed in a cupboard.

Bedroom Five

Window to the side elevation, built in storage cupboard.

Bedroom Four

Window to the rear elevation, radiator, ceiling light point.





Bedroom Three

Window to the front elevation, radiator, storage cupboards.

Bedroom Two

Window to the front elevation, ceiling light point.

Bedroom One

Window to the rear elevation, two windows to the side elevation, ceiling light point, built in wardrobes and dressing table, access to the:-

En-Suite Shower Room

Fitted with a shower cubicle, a low flush wc, and a wash hand basin.

Radiator, ceiling spot lights.

Gym

Offering scope for a multitude of uses, the existing GYM is accessed from the rear garden. Fitted with a range of exercise equipment (which will remain at the property), plus a shower. There is also access to a SAUNA, and a CONSERVATORY overlooking the garden.

OUTSIDE

To the front of the property the garden includes a lawned area, and mature shrubs. A pathway leads to the entrance porch.

The tarmac driveway provides off road parking for a number of vehicles, and in turn gives access to the CAR PORT and SINGLE GARAGE.

At the rear of the property there are extensive lawned gardens, a large patio seating area, raised borders, and mature trees. The garden has a SUMMER HOUSE and timber shed, plus an external tap.



Single Garage

Currently used for storage, with light and power connected.

At the rear of the garage, a STUDY is also under construction.

Council Tax Band

Council Tax Band F. Nottingham City Council.

Amount Payable 2023/2024 £3,483.50.

Directions

The Old Farmhouse can be located on Village Road, from the (A453) Remembrance Way, Clifton Village.

Clifton Village

Clifton Village is a highly regarded rural location which boasts a very active village Residents Association, and enjoys easy access to the M1, East Midlands Airport, Nottingham City Centre and Queens Medical Centre.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



DISCLAIMER NOTES

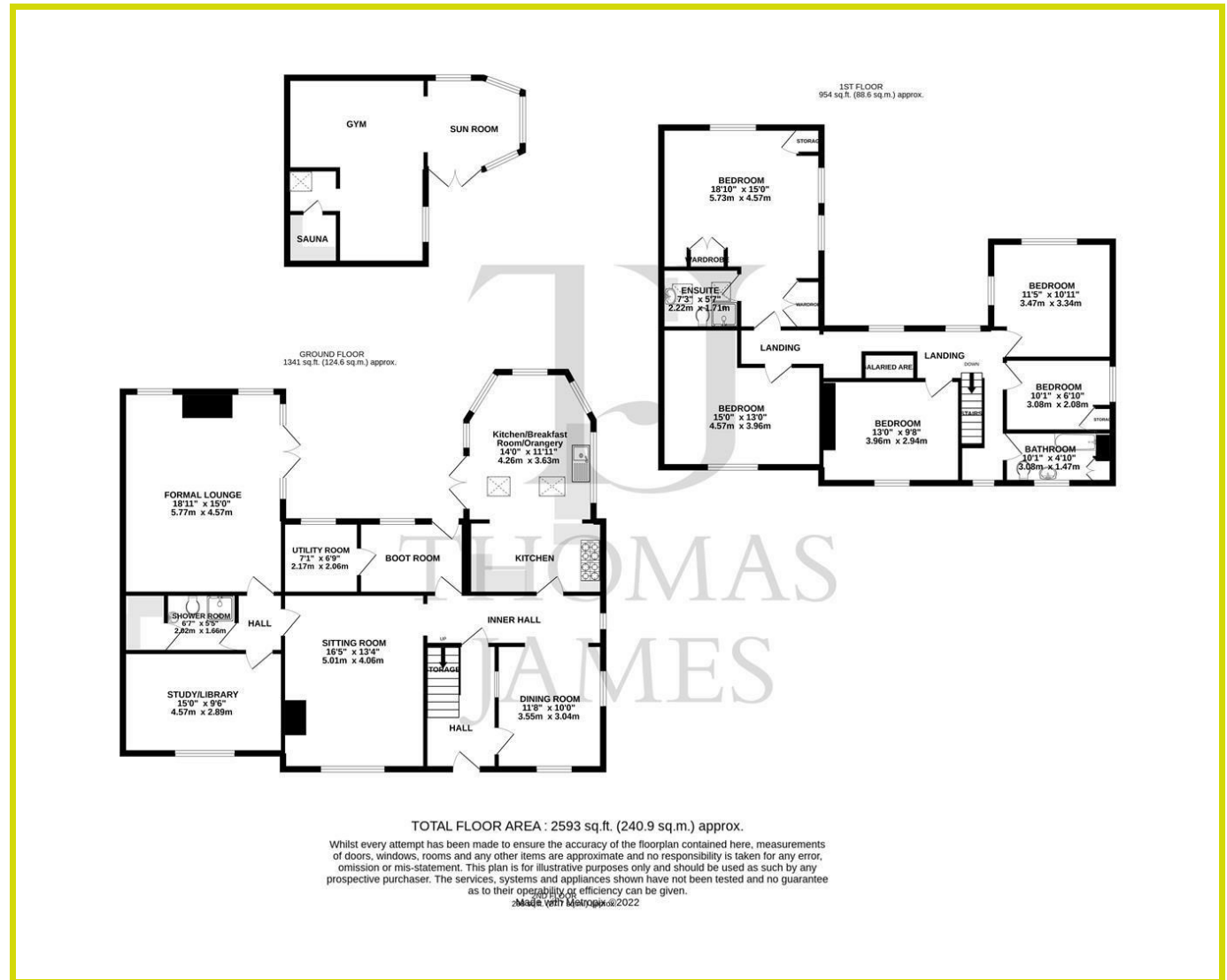
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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			
			79
		64	
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	



Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network

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.

