

DISTINCTIVE
HOMES
by



The Paddock

Radcliffe Road, Holme Pierrepont, NG12 2LT

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A delightful and substantial family home offering flexible living accommodation arranged over two floors. The property is constructed in a characterful barn-style and without exception every room throughout is spacious. It boasts many appealing features and details including exposed timbers and brickwork.





A particular feature of the property is a split-level sitting room with a vaulted ceiling, minstrel's gallery and log burner. The Paddock stands in private, established and recently landscaped enclosed gardens, totalling approximately 0.35 acres.

Step into the welcoming entrance hall with its high ceiling, which leads you upstairs via the stunning wooden staircase. The ground floor includes a thoughtfully designed cloakroom/WC and a dining room with French doors opening to the garden. The breakfast/kitchen is a culinary haven, featuring sleek granite countertops, stainless steel Neff appliances, and underfloor heating. Adjacent is the utility room offering additional space, built-in Shaker style units with a sink, space and plumbing for appliances and a door leading to the rear gardens. The highlight of the home is undoubtedly the sitting room, with its vaulted ceiling, intricate timber details and minstrel's gallery. This living space has been sympathetically extended with the addition of a large, light-filled, south facing garden room with underfloor heating, vaulted ceiling, remote control Velux windows, ceiling to floor windows on the gable end and French doors leading to the garden. This peaceful space is ideal for relaxing and enjoying views of the substantial gardens to the rear of the property. Also on the ground floor is a large guest bedroom with en-suite shower room, vaulted ceiling and French doors to the garden. A second well-appointed guest bedroom, family bathroom with twin sinks, and a study complete the ground floor accommodation.





Off the first-floor galleried landing is the luxurious master bedroom featuring dormer windows, window seat, fitted wardrobes, and a recently updated modern en-suite bathroom. On the opposite side of the landing is a large guest bedroom with en-suite bathroom, and a further double bedroom, all with Velux windows and ample storage options.

Outside, the property benefits from secluded private gardens of approximately 0.35 acres, with a driveway and double garage to the front. The rear garden is beautiful and an ideal space for summer entertaining with a large wraparound terrace.

The property is tucked away in a peaceful location which offers a number of local countryside walks within minutes of stepping out of the front door, yet is close to West Bridgford, Radcliffe on Trent, and Cotgrave, all of which have an abundance of local amenities including supermarkets. Nottingham city centre is just 5 miles away while Newark and Leicester are a short trip along the A46.

Experience the essence of modern family living in this delightful, exceptionally well maintained home, where traditional character meets contemporary convenience at every turn.





Ground Floor
Approx. 191.1 sq. metres (2057.3 sq. feet)



First Floor
Approx. 100.7 sq. metres (1082.7 sq. feet)



Total area: approx. 291.8 sq. metres (3141.1 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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