

# The Hollies

Stragglethorpe Manor  
Main Road  
Cotgrave  
NG12 3HB

**Guide Price £700,000**



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Barn conversion
- 3 Bedrooms
- Two bathrooms
- Garden room
- Landscaped garden
- Gated development
- Rural location
- Garage
- Council tax - Band E
- Tenure - Freehold

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 fhp.living  
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## The Hollies, Stragglethorpe Manor, Main Road, Cotgrave, NG12 3HB

The Hollies is a unique barn conversion within a gated development in the grounds of Stragglethorpe Manor that offers a perfect combination of traditional features and modern living. With spacious rooms, high-quality finishes, and a beautiful setting.

On the ground floor the accommodation comprises a welcoming entrance hall that sets the tone for the rest of the home, providing access to the main living areas. A well-appointed kitchen designed with functionality and style in mind, ideal for both everyday cooking and entertaining. Adjacent to the kitchen, the dining room features ample space for family meals and gatherings. The garden room has an abundance of natural light, this room offers a tranquil space to relax and enjoy views of the garden. A spacious master bedroom complete with wardrobes, en-suite bathroom and direct access to the garden. To the front of the house is a generously sized second bedroom with an en-suite shower room. From the inner hallway there is a utility room and WC. To the first floor is an expansive sitting room, perfect for relaxation or entertaining, featuring charming architectural details and ample natural light. From the living room is bedroom number 3 that can also be used as a home office.

Outside to the front is a private courtyard with a garage and parking located close by. To the rear is a beautifully landscaped garden. This meticulously designed garden has a blend of natural beauty and artistic flair, perfect for relaxation, entertaining, and connecting with nature.



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Total area: approx. 161.8 sq. metres (1741.6 sq. feet)



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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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