

DISTINCTIVE  
HOMES  
by



# Barn Farm Cottage, Cropwell Road

Radcliffe-on-Trent, NG12 2JJ



# Cropwell Road

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A truly exceptional family home, fully renovated to the highest standards, situated on the highly sought-after Cropwell Road in Radcliffe-on-Trent.

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Upon entering, you are greeted by a bright and airy hallway, featuring wood-effect LVT flooring, contemporary radiators, and a window to the front. The hallway grants access to a well-proportioned office with a side-facing window, a staircase ascends to the first floor from the hallway that seamlessly flows into the breathtaking openplan ground floor living space, designed to perfection.

The wood-effect flooring continues throughout, complementing a bespoke range of handcrafted wall and base units, a central island with a Belfast sink, and stone worktops. The adjoining kitchen pantry offers space for fridge freezers, while the expansive dining and seating area, with three sets of bifold doors, to the rear and a further to the side, providing stunning views of the garden and rolling countryside beyond. A roof lantern allows natural light to flood the space, creating a warm and inviting atmosphere. An open plan doorway leads to a cosy snug/family room with a front-facing window.

A further double doorway opens into the main lounge, where the impressive Ingle nook fireplace with featuring a brick inset, wood mantle, and cast-iron log burner, creates a striking focal point. The living space extends further with access to a side hallway leading to the garden. The property also benefits from a utility room with plumbing for a washer and dryer, a further storage/utility room, and a beautifully appointed downstairs WC.







The first floor boasts a generous landing, providing access to four well-appointed bedrooms. The master suite offers views to the front and leads into a walk-in wardrobe area connecting to a luxurious four-piece bathroom, complete with a central roll-top bath and a window overlooking the rear. The second bedroom features its own en-suite fourpiece bathroom, finished to the same high standards with views as dose bedrooms three which shares a stylish Jackand-Jill en-suite shower room with bedroom four and both include built-in wardrobes.

The Annex: Perfect for extended family or Income Opportunity. The detached two-bedroom bungalow annex is finished to the same impeccable standards as the main house. Vaulted ceilings and Velux windows allow light to pour into the main living space, which is further enhanced by wood laminate flooring and oak latch doors leading to the bedrooms. The fully fitted kitchen, with a Belfast sink, offers lovely views over the garden and comes with integrated appliances. The main bedroom benefits from an en-suite WC and a walk-in wardrobe, while a door from the living area leads to a stylish three-piece en-suite shower room.



The property is approached via a block-paved driveway with grass verges, leading to brick-built gateposts with electric gates opening onto a gravel driveway with ample parking for multiple vehicles. A five-bar fence and gate lead to the rear and there is mature landscaped garden. A stone pathway leads to the front door and around the perimeter of the building.

The rear garden features a lawned area, a pathway leading under a pergola walkway further gravelled areas and a shaped patio across the rear of the property with dwarf walls and built-in lighting — an ideal space to enjoy the outdoors and to take in the views, with a further paved seating area, a raised water feature, secure fencing, and a generously enclosed vegetable patch.













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