

# Hill Farm Court

Edwalton  
Nottingham  
NG12 4DP

GUIDE PRICE £630,000



0115 841 1155



- Three double-bedroom, detached Barn Conversion
- Kitchen, utility & pantry
- Courtyard to the rear and large front garden
- Equally suited to downsizers, families, or home-working buyers
- Close to local amenities
- Two reception rooms
- Two off-road parking spaces and double-garage
- In the Ofsted rated Rushcliffe school catchment
- Sought-after Edwalton location
- Tenure - Freehold

## Hill Farm Court, Edwalton, Nottingham, NG12 4DP

### Key Features

This beautifully presented detached barn conversion is set in the highly desirable village of Edwalton, Nottingham, combining characterful features with generous, versatile living space.

The accommodation is arranged over a single storey and offers an impressive sense of scale throughout. At the heart of the home is a spacious kitchen/diner, ideal for everyday living and entertaining, complemented by a separate utility room. A large dining room flows through to an expansive living room, creating a wonderful balance of open yet defined spaces.

The property provides multiple well-proportioned double bedrooms, including a substantial main bedroom with an en-suite, alongside a family bathroom and additional WC. The layout is thoughtfully designed, making it equally well suited to families, downsizers, or those seeking flexible work-from-home space. A double garage is also directly accessible, adding further practicality.

Externally, the home enjoys the best of both worlds with a private courtyard garden, perfect for low-maintenance outdoor seating, as well as a large front garden that enhances the sense of space and setting.

Situated close to local amenities, excellent transport links, and highly regarded schools, this unique detached barn conversion offers village-style living with convenient access to Nottingham city centre and surrounding areas.

A rare opportunity to acquire a character property in one of South Nottinghamshire's most sought-after locations. Equally suited to downsizers, families, or home-working buyers.



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Total area: approx. 188.6 sq. metres (2030.1 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

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		
England & Wales		69
EU Directive 2002/91/EC		

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