



ELITE HOMES

Consultative Estate Agents with Integrity



The Stables, Oxton Road, Epperstone, Nottingham  
NG14 6AT

## Overview

The Stables is a beautiful country residence with detached annexe, tucked away at the end of a private driveway, enjoying circa 4 acres of gardens and grounds. An ideal equestrian property with 2 stables, 3 paddocks, field shed and double garage / workshop.

## Key Features

- Rural Country Home - Ideal Equestrian Property.
- Approx 4 Acres of Paddocks and Gardens.
- Charming 4 Bed Farmhouse and Detached Annexe with Living Area, Shower Room & Mezzanine.
- 2 Large Stables, Field Shed and Double Garage.
- Beautiful Private Plot with Far Reaching Views.
- Expansive Terrace Enjoying Tranquil Views Over the Dover Beck.
- Countryside Setting yet within proximity to Local Amenities and Transport Networks.
- No Upward Chain.

## Description

Boasting 4 bedrooms in the main farmhouse, and a recently converted annexe/games room with shower room offers a fantastic additional living space. Within the main house there are 3 large reception rooms, 2 newly fitted bathrooms and a beautiful recently fitted kitchen breakfast room. The property benefits from original flooring and internal doors, double glazing and an alarm system.

## Accommodation

### First Floor Accommodation

The entrance porch with high ceiling offers a good space ideal for coats, shoes and storage with original tiled floor. This opens through to the entrance hall with traditional oak wooden flooring and stairs to the first floor. There is a useful downstairs toilet and separate utility where the oil-fired boiler is situated with a door to the rear garden.

The recently fitted kitchen with full height apex and beamed ceiling enjoys plenty of natural light having a delightful aspect over the front garden. Hand crafted with an extensive range of fitted oak base and wall units, Corian worktop with breakfast bar peninsula and double Belfast sink. Appliances include an electric Aga plus separate electric oven, instant hot water tap, dishwasher and American fridge freezer built into the recess. There is a useful walk-in larder cupboard and feature multi fuel burner with back boiler capable of running the heating and hot water. French flag stone flooring finishes this room beautifully with a double hung door providing access to the rear garden.

There are 3 versatile reception rooms to choose from; The sitting room is a large open plan room with feature beams and graduated steps leading through a timber archway to an inglenook seating area. This space opens through to the main living room with multi fuel burner and oak surround. Doors open through to the conservatory with tiled floor, air-con and French doors out to the stunning patio garden with hot tub area, overlooking the stream and with views across open countryside.

### 1<sup>st</sup> Floor Accommodation

The stairs rise to a spacious landing area with feature beams. Off here there are 4 bedrooms, all boasting stunning countryside views and benefiting from built in wardrobes. One of these rooms is currently being used as a study. Both bathrooms are newly fitted with stylish fixtures and fully tiled. The family bathroom has a corner shower and free-standing bath, vanity shelf sink unit, heated towel rail and toilet. The luxurious ensuite has a large double ended free standing bath, walk-in shower, vanity unit sink, heated towel rail and toilet.

### Converted Stable Block / Annexe

This impressive additional living accommodation, only recently finished, offers an expansive living area / games room with mezzanine level above ideal for sleeping. This space is large enough to have a kitchenette area if required. With electric heaters, sky lights and bi-fold doors which open out to a large composite decking terrace overlooking the stream.

### Stables & Garaging

There are 2 large stables and a separate double garage / workshop all with electricity and water.

### Gardens & Land

The property benefits from land to all sides - there are private landscaped gardens together with three grass paddocks (all with power and water supply), surrounded by open greenbelt countryside.

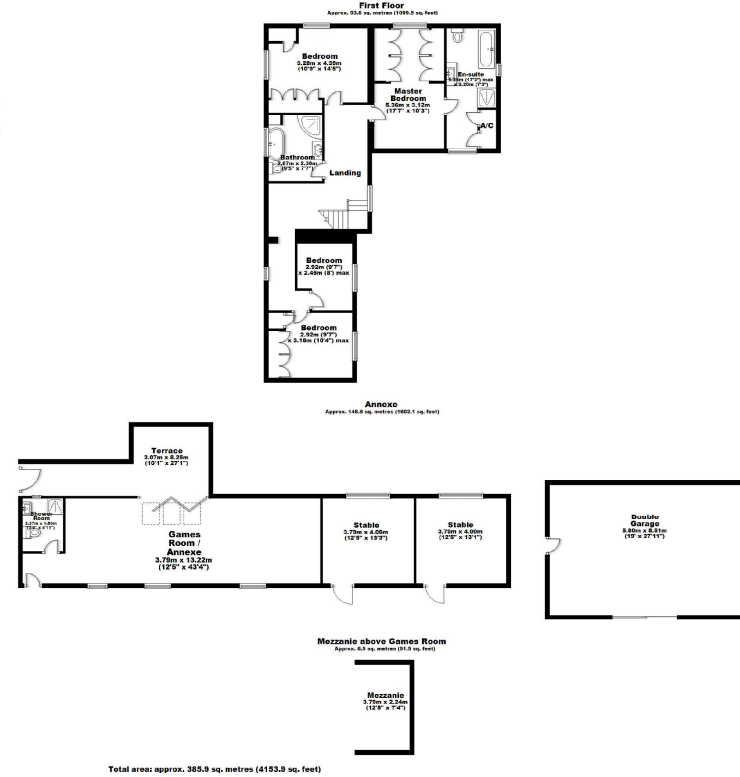
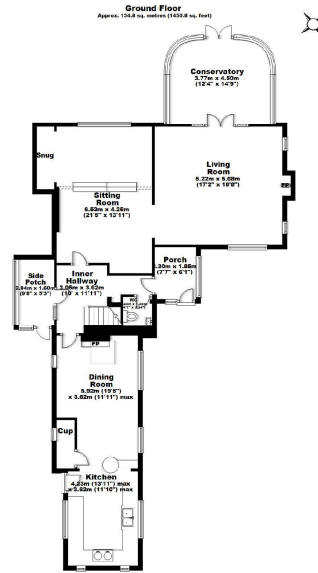
In the rear garden there is a delightful Summer House with decking, entertaining Gazebo Hut and small atmospheric pond. Located here is also a log store, outside toilet and oil tank. The expansive side patio overlooks the stream, with hot tub area and elevated composite decking terrace. The front garden is mainly laid to lawn with corner patio and feature swinging bench. To the side of the garage there is also a vegetable garden and small woodland area.

The Dover beck runs along one side of the land, where the current owners have made a landscaped beach with bridge where you can sit and enjoy the tranquil atmosphere. There is an array of countryside walks and hacks on the doorstep of this stunning property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



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