



## Holly Cottage Priory Road, Thurgarton – NG14 7GU

Guide Price £650,000 – £700,000

DavidJames  
the estate agent



## Holly Cottage Priory Road

Thurgarton, Nottingham

GUIDE PRICE £650,000–£700,000 Exceptional detached home in approx 2 acres and surrounded by open countryside! Lovingly renovated under current owners to blend rural living with modern conveniences.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Stunning detached family home set within approximately 2 acres
- Beautifully-presented throughout and renovated under the current ownership
- Rural location surrounded by open countryside whilst within easy reach of Thurgarton's nearby amenities
- Cosy lounge with a feature multi-fuel burner
- Superb open plan dining kitchen with feature bi-fold doors and a separate utility room
- Versatile additional reception space (current bar with wood-burning oven)
- Three first floor bedrooms (main bedroom with an en-suite WC, walk-in shower and dressing room)
- Three-piece family bathroom (including an elevated roll-top bath with exceptional views)
- PV solar panels and a recently installed air-source heat pump
- Lawned gardens and grounds incorporating established fruit trees, detached outbuilding/workshop and electric remote gates









Floor 0

Approximate total area<sup>(1)</sup>

139.3 m<sup>2</sup>

1501 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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