



Beech House Lock Lane
Sandiacre Nottingham

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for sale
£825,000



Property Description

A beautifully presented substantial five/six bedroom, four reception room grade 2 listed detached farmhouse set in idyllic location with extensive particularly private gardens and potential to create an accommodation. The property has been re-furnished by the current vendors to include re-building of gables, a new roof and creation of four insulated and plastered attic rooms which offer superb storage and potential for conversion to further bedrooms subject to building regs and listed building consent. The accommodation has a wealth of period and contemporary features and briefly comprises: Spacious entrance hall with access to cellar, drawing room, snug dining room, morning room, stunning oak framed garden room farmhouse kitchen, rear lobby with access to a large walk in pantry utility/boot room, bedroom/sitting room. To the first floor are four well-proportioned bedrooms, master with a luxury ensuite bathroom and family bathroom. To the second floor are four generous attic rooms which have been plastered and insulated. Outside the property has a low maintenance fore-garden and an extensive private and mature rear garden together with a yard area to the side. The property has a vehicular right of way along the track to the side offering potential for garaging and parking to the rear of the garden if required.

Entrance

Having a front panelled entrance door with fan light over, leading to a spacious entrance hallway having Minton tiled flooring, two period style enamel radiators, part panelled walls to dado height, stunning open spindle dog leg staircase off to the first floor, panelled door leading to:-

Cellar

Having two compartments with vaulted ceilings, light and power.

Drawing Room 15' 1" max into chimney breast recess x 15' 4.60m max into chimney breast recess x 4.57m)

Having a feature fireplace with marble surround, quarry tiled hearth and back plate and open grate, deep coving to the ceiling, shuttered sash window giving superb aspect over the rear garden, central heating radiator, oak effect laminate flooring.

Second Sitting Room/Snug 15' 1" max into chimney breast recess x 15' (4.60m max into chimney breast recess x 4.57m)

Having a feature fireplace with brick surround featuring a cast iron log burning stove on a raised stone hearth, shuttered sash window giving superb aspect over the rear garden, further shuttered window to the side elevation, central heating radiator, walls finished with dado, exposed beams to the ceiling, oak effect laminate flooring fitted cupboards to the chimney breast recess, three double door fronted pine panelled cupboards with shelving for ease of storage.

Dining Room 15' x 15' max into chimney breast recess (4.57m : 4.57m max into chimney breast recess)

Having Yorkshire sash window with secondary glazing to the front elevation, central heating radiator, ornamental fireplace with timber decorative surround and a stone paved hearth currently housing an electric log burner effect fire, exposed beams to the ceiling, oak effect laminate flooring, floors finished with dado. Timber framed glazed door gives access to:-

Stunning Morning Room 12' 10" x 10' 6" (3.91m x 3.20m)

Having a curved bay to the rear elevation, sash windows to each side and timber framed and glazed door giving superb aspect over and access to the rear garden, fan light over the door, part panelling round the door area, feature period open grate cast iron fire place with a quarry tiled hearth and a painted timber surround, central heating radiator, double door fronted built in cupboard which accesses the opposite side, arched top display alcove.

Large L Shaped Garden Room

Irregular Shaped Room x (x) 13'6" x 13ft 6 plus 12ft 8 x 7ft 3. Stunning oak framed garden room which is double glazed with full width bifold doors to the rear garden, having an apex ceiling and further exposed beams, slate tiled flooring. The entrance provides further seating space with a high (14ft high) vaulted ceiling - opening window to the side of the garden room, light and power. Panelled door leads to a boot room. Panelled door to :-

Farmhouse Kitchen 14' 11" x 14' 10" (4.55m x 4.52m)

Fitted with a range of matching base and wall units & glazed display cabinets, having an inset double enamel Belfast sink with chrome mixer tap over, Belling double width range cooker with six burner gas hob and griddle/wok burner, extractor hood over with inset lighting, beam over the cooking area, ceramic tiled splashbacks and fully tiled to the cooking area, dishwasher, space for fridge freezer, central heating radiator and secondary glazed Georgian style Yorkshire sash window to the front elevation, slate tiled flooring, concealed under unit lighting, further panelled door to:-

Rear Lobby

With quarry tiled flooring, central heating radiator, door giving access to:-

Cloaks/Wc

Having a two piece modern white suite, quarry tiled flooring continuing through, sink with chrome mixer tap over, part ceramic tiled walls, double door fronted cupboard, wall mounted double cupboard housing the fuse box and electric metre.

Walk In Pantry 9' 11" x 7' 4" (3.02m x 2.24m)

A stunning space having the original meat hooks from the ceiling, fantastic storage area with power sockets, space for freezers and fridges if required. Further door leads to:-

Utility/Boot Room 10' 8" x 7' 11" (3.25m x 2.41m)

Fitted with a range of matching base and wall units with roll edged laminated work surfaces, single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, ceramic tiled splashbacks, quarry tiled flooring, roof light opaque glazed window, loft access. Timber panelled double wide doors give access to utility storage with ceramic tiled flooring continuing through, panelled door leads back to the garden room.

Further latch door gives access to:-

Bedroom/Sitting Room 15' 9" x 11' 9" (4.80m x 3.58m)

Plus mezzanine

This whole area could be used as an annexe as it has a double door leading to the boot room providing separate access. The mezzanine could have a variety of uses such as a reading area or music area with step ladder with a 13 feet high ceiling.

The room has an original Victorian cast iron open grate feature fireplace with tiled inset and stone hearth, timber mantel over, double door fronted base units on either side of the chimney breast recess, double glazed Velux roof light window, further original door leading to a useful storage area with light and secondary glazed window to the front elevation giving aspect to the rear yard area. Having an apex high ceiling with exposed beams.

First Floor Landing

Having open spindle balustrade, deep coving to the ceiling, central heating radiator, two wall uplighters.

Master Bedroom 15' 2" x 15' 1" (4.62m x 4.60m)

Having original cast iron open grate fireplace with a slate surround, double glazed sash window to the rear, coving to the ceiling, built in panelled door wardrobe with cupboard above incorporating hanging rail and shelving, central heating radiator, panelled door off to:-

Ensuite Bathroom 14' 10" x 6' 8" (4.52m x 2.03m)

Luxury ensuite bathroom having bath fitted to a mosaic tiled enclosure with side mounted chrome mixer tap, twin wash hand basins fitted to vanity unit with chrome mixer taps over, storage beneath, central heating radiator, low level wc, corner glazed shower cubicle with a rain head and separate shower attachment, mosaic tiled panel, part ceramic tiled walls and ceramic tiled flooring, wall mounted heated towel rail, two secondary glazed windows to the side elevation.

Bedroom Two 15' x 15' (4.57m x 4.57m)

Double glazed sash window with fitted blind to the rear elevation giving aspect over the rear garden and fields beyond, further double glazed window to the side elevation with fitted blind. A lovely light room with original cast iron open grate fireplace with a painted timber surround, coving to the ceiling and a built in panelled door fronted wardrobe with rail and shelving and a cupboard above.

Bedroom Three 15' x 15' (4.57m x 4.57m)

Having Yorkshire sash secondary glazed window to the front elevation, central heating radiator, coving to the ceiling, having a cast iron open grate period fireplace.

12' 1" x 12' 11" (3.68m x 3.94m)

Having curved double glazed sash windows to the rear giving stunning aspect over the garden and fields beyond, having two double door fronted fitted cupboards, central heating radiator, Georgian glazed panel giving borrowed light to the landing.

Bedroom Five 11' 4" x 8' 11" (3.45m x 2.72m)

Having Georgian Yorkshire sash window secondary glazed to the front elevation, fitted blind and central heating radiator, panelled door fronted built in wardrobe and store with shelving, pull down loft ladder to large loft space which is insulated, plastered, floored out and has eaves storage in all four of the attic rooms, light and power.

Bathroom

Having separate panelled door access to a low level wc with part ceramic tiled walls, ceramic tiled flooring, extractor fan. Further panelled door to the main bathroom - the bath is fitted to a mosaic tiled enclosure, having bath/shower mixer taps, wash hand basin with chrome mixer tap, deep corner glazed shower cubicle with a Mira electric shower over, part ceramic tiled walls, coving to the ceiling, extractor fan and ceramic tiled flooring continuing through, built in linen cupboard with slatted shelving for ease of storage, central heating radiator, Yorkshire sash secondary glazed window to the front elevation, chrome wall mounted heated towel rail.

Rear Garden

Particularly private and lined with mature trees the rear garden is beautifully presented and well landscaped with several large stone paved patio areas, shaped lawns flanked with borders inset with a variety of mature trees and shrubs, Sleeper edged raised borders with oak framed grapevines over and an orchard area with fruit trees - cherry, plum, apple, pears to the rear of the garden. To the side is an outside brick built garden store and a paved yard area which provides access to the Boot Room - The yard area is majority paved and has a timber log store, steps leading up to a bin store which is at road level. There is a double timber door fronted brick bicycle store, and a door giving access to what was a gardener's toilet, double power socket. Further power sockets are available in the garden.

Front Garden

Feature brick boundary wall to a low maintenance fore garden with a sturdy wrought iron gate giving access to the front door area with lantern lights either side of the front door.

Attic Room 114' 10" x 10' 5" (4.52m x 3.17m)

Insulated, plastered, painted & floor boarded with light and power.

Attic Room 2 14' 9" x 10' 5" (4.50m x 3.17m)

Insulated, plastered, painted & floor boarded with light and power.

Attic Room 3

14' 9" x 10' 5" (4.50m x 3.17m)

Insulated, plastered, painted & floor boarded with light and power.

Attic Room 4

12' 3" x 10' 2" (3.73m x 3.10m)

Insulated, plastered, painted & floor boarded with light and power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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