

Hall Lane
Brinsley Nottingham

burchell edwards

Hall Lane
Brinsley Nottingham NG16 5AH

for sale
£475,000







Property Description

On the market for the first time in 35 years, this charming former village petrol station has been lovingly transformed into a spacious and character-rich family home. Blending heritage with modern comforts, it offers a rare opportunity in a sought-after Nottinghamshire village.

Inside, the welcoming hallway leads to a cosy lounge with a feature fireplace and a versatile second reception room—ideal as a snug, office, or playroom. The country-style kitchen is the heart of the home, complete with shaker units, a range cooker, and stylish lighting. A utility room and downstairs WC add everyday convenience.

Upstairs, the master suite includes a dressing room and en-suite, while two further double bedrooms enjoy scenic views. The luxurious family bathroom features a freestanding bath and walk-in shower. A large loft room, accessed via a fixed staircase, offers flexible space for hobbies, guests, or storage.

Outside, the property boasts generous parking, a Dutch barn with business or hobby potential, and a large garage/workshop with annex possibilities. The mature gardens, filled with rare plants and trees, offer privacy and stunning countryside views.

With a new roof and heating system installed five years ago and no upward chain, this home is ready for its next chapter.

Brinsley offers a strong community spirit, local amenities, and beautiful nature walks, all within easy reach of Nottingham, Derby, and nearby towns.

Entrance Hallway

Access through the feature wooden front door, carpet flooring and stairs to first floor.

Lounge

Double glazed bay window to the front elevation, carpet flooring, feature fireplace, wooden flooring, radiator and wooden stain glass door leading into the kitchen/diner.

Snug

Double glazed bay window to the front elevation, carpet flooring, feature fireplace and radiator.

Kitchen/ Diner

Fitted with shaker style wooden wall and base units incorporating a solid wood worktop with ceramic Belfast sink and mixer tap, complementary tiled splashbacks, dual cooker with built in extractor fan, wooden flooring, radiator, double glazed window to the rear elevation and French doors leading to the rear garden.

Utility Room

Fitted with shaker style base units incorporating a stainless steel sink and drainer with mixer tap, plumbing for washing machine and space for tumble dryer, tiled splashbacks and flooring and double glazed windows to the rear and side elevation.

Downstairs W.C

Fitted with a W.C, countertop wash hand basin with mixer tap, panelled walls and tiled splashbacks, storage cupboard and window to the side elevation.

Inner Hallway

Window to the rear elevation, access to understair storage, radiator and tiled flooring.

Landing

Stairs leading to the loft room, carpet flooring, window to the rear elevation and access to all rooms.

Bedroom One

Double glazed window to the rear and side elevation, wooden flooring and radiator. Access to dressing area and ensuite.

Ensuite

Fitted with a W.C, shower cubicle with perspex splashbacks, vanity unit incorporating a sink with mixer tap and towel radiator.

Bedroom Two

Double glazed window to the front elevation with countryside views, window to the side, carpet flooring and radiator.

Bedroom Three

Double glazed window to the front elevation with countryside views, window to the side, carpet flooring and radiator.

Family Bathoom

Fitted with a W.C, wooden vanity unit with twin sinks and mixer taps, shower area with tiled splashbacks, half panelled walls, tiled flooring, freestanding bath, radiator and window to the rear elevation.

Loft Room

Window to the side elevation and carpet flooring.

Front

The property sits behind a walled boundary with electric gated access leading to the off road parking. The front offers fantastic mature shrubs and overlooks open countryside.

Rear

The rear garden is mainly laid to lawn with mature shrubs shrubs, plants, seasonal flowers and trees offering privacy. There is a patio area offering great social space for all the family with access to the garage and dutch barn.

Garage

Garage door to the front elevation, door to the side, power and lighting.

Dutch Barn

Double doors to the front elevation and windows to the side.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







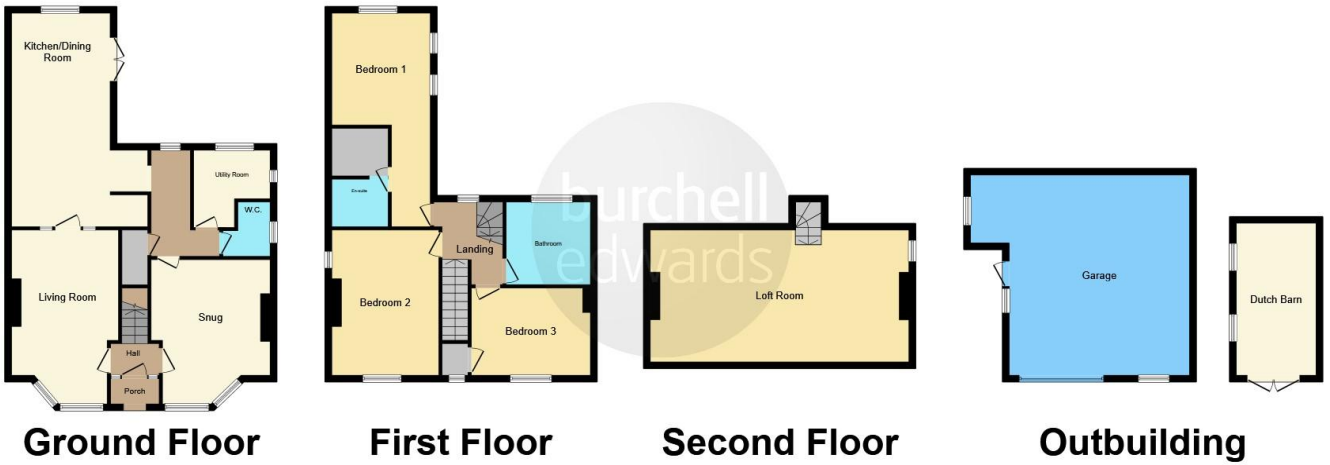












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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134 Nottingham Road Eastwood
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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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