Superior Homes

Royston & Lund

Priory Cottage

Normanton-On-The-Wolds | NG12 5NL

£1,295,000

Royston & Lund are delighted to bring to the market 'Priory Cottage', a detached, extended family home occupying a glorious, private plot of approximately 1.7 acres, including a separate paddock, located at the top of a private road with no passing traffic in the highly sought after South Nottinghamshire village of Normanton on the Wolds.

Originally built in the early 1900's and re-modelled and extended in 1996, careful considersation was shown at the design stage to ensure the layout caters perfectly for modern living, the property features a large, open plan kitchen/diner/snug boasting full width bi-fold doors with a glazed gable and Velux windows allowing light to flood in, fitted with high quality integral appliances including induction hob, double ovens, microwave and warming drawers, dishwasher, built in fridge and freezer and the all important wine fridge. A generous, dual aspect main reception room features an inglenook fireplace complete with a log burner for the cosier evenings. A second reception room offers the versatility to be used as a separate dining room for the larger family gatherings if required, a play room for the younger members of the family or a teenagers retreat.

The remainder of the ground floor comprises a welcoming entrance porch with storage space, ideal for after a long walk across fields or woodland trails, there's plenty of space to kick off muddy wellies, hang coats, and leave walking gear before settling indoors. Practical yet full of rustic charm, this inviting entrance is ideal for embracing countryside living, whatever the season.

- **SEE FULL VIDEO TOUR**
- Open Plan Kitchen/Diner/Snug w/Bi-Fold Doors
- Four Bedrooms - Two En-Suites
- Large Garden + Separate Paddock (circa. 1.7 ac total)
- Detached Double Garage
- Gated Driveway w/Ample Parking
- Superb Transport Links
- Highly Sought After Village Location
- EPC Rating: C
- Council Tax Band: D - Freehold

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Bike
Run
Ironman
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To the first floor, the generous, dual aspect master bedroom overlooks the garden with far reaching views and benefits from an en-suite shower room complete with a hand wash basin, low level W/C and a walk-in shower. Bedroom two also benefits from an en-suite shower room with bedrooms three & four both still being doubles sharing a family bathroom comprising a wash hand basin, low level W/C, bath and separate shower

Externally the property benefits from a detached double garage complete with lighting and power, a brick built storage shed and a timber gazebo also benefitting from lighting and power with the current owners having a fridge and heater in place.

To the front of the property there is a five-bar electric gate and a separate pedestrian gate giving access to a huge gravel driveway providing ample off-street parking. There are two patio areas and a large lawned area enclosed by fencing and hedging complimented by a selction of fruit trees, shrubs, bushes and a pond. A five-bar gate at the rear of the garden gives access across the footpath to a separate paddock enclosed with post-and-rail fencing and its own five-bar gate.

Normanton on the Wolds is a quaint, picturesque village backing on to open countryside benefitting from a multi-award winning village pub and is ideally located within easy reach of West Bridgford, Nottingham City Centre, the A46 and A52. Direct access from the garden of Priory Cottage to 'The Wolds Way' leads across the rolling Wolds Hills through open countryside for miles.

Total area: approx. 290.5 sq. metres (3127.2 sq. feet)

The Property Ombudsman

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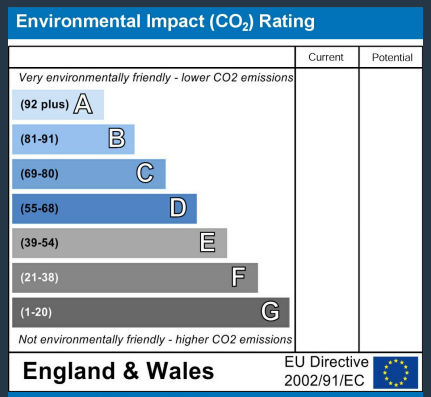
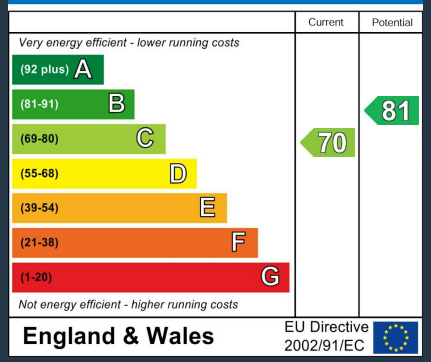
EPC





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Tel: 0115 9811888

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