



**The Old Forge, 99 Nottingham Road, Cropwell  
Bishop, Nottinghamshire, NG12 3BA**

**Chain Free £615,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Barn Conversion
- 4 Double Bedrooms
- Generous Open Plan Living Kitchen
- Southerly Rear Aspect
- Edge Of Village Location
- Predominantly Single Storey Living
- Ensuite & Main Bathroom
- Substantial 0.46 Acre Plot
- Considerable Parking
- No Upward Chain

An excellent opportunity to purchase a truly individual detached conversion of a former period brick and pantiled barn, sympathetically extended and renovated to create a truly individual home extending to approximately 1,550 sq.ft. having a predominantly layout with additional space in the eaves.

The property boasts four double bedrooms with both an ensuite and main bathroom. The main living area comprises a large open plan living/dining kitchen which links into a pleasant sitting room with a feature fireplace and staircase rising to the first floor. The kitchen looks out onto a substantial south facing rear garden which offers a good degree of privacy and looks onto paddocks as well as the Grantham canal at the side providing an idyllic outdoor space of generous proportions.

In addition, although located on the outskirts of the village, the property is still positioned within walking distance of local amenities providing both a semi rural feel as well as the convenience of village living.

Overall this is a fantastic opportunity to purchase an individual home in a well regarded village location with viewing highly recommended to appreciate the accommodation on offer.

### **CROPWELL BISHOP**

Cropwell Bishop is well equipped with amenities including primary school, local shops with post office, health centre, two public houses and church with further facilities available in the nearby market town of Bingham. The village is conveniently located for commuting via the A46 and A52.

A UPVC DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHT LEADS THROUGH INTO:

#### **INITIAL ENTRANCE HALL**

19' x 5'5" (5.79m x 1.65m)

A light and airy space which benefits from a southerly aspect to the rear, having deep skirtings and architraves and, in turn, further doors leading to:

#### **DINING KITCHEN**

28'10" x 11'10" (8.79m x 3.61m)

A well proportioned, light and airy, open plan space flooded with light benefitting from windows to two elevations as well as two pairs of double glazed French doors with a

southerly aspect into the rear garden. The room is of generous proportions and is large enough to accommodate both a living and dining area. This is in turn open plan to a kitchen which is fitted with a generous range of wall, base and drawer units providing an excellent level of storage, having a U shaped configuration of butchers block preparation surfaces with undermounted ceramic sink with chrome swan neck mixer and tiled splash backs; space for free standing range, plumbing for washing machine and dishwasher, space for tumble dryer, wall mounted gas central heating concealed behind kitchen cupboard, tiled floor and inset downlighters to the ceiling.

Tiled steps lead up into:

#### **MAIN SITTING ROOM**

22' x 15'2" (6.71m x 4.62m)

A well proportioned reception benefitting from a dual aspect with double glazed windows to the front and side; the focal point to the room being a chimney breast with exposed brick back, flagged hearth, inset solid fuel stove and alcove to the side with built in pine fronted cupboard; deep pine skirtings and spindle balustrade staircase rising to the first floor.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD, IN TURN, TO:

#### **BEDROOM 1**

15' x 11'5" (4.57m x 3.48m)

A well proportioned double bedroom having a double glazed window to the front, deep skirtings and a further oak door leading through into:

#### **ENSUITE SHOWER ROOM**

9'2" x 5'10" (2.79m x 1.78m)

Having a three piece suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, WC with concealed cistern and vanity unit with door fronts, oak vanity surface over and round bowl basin and chrome mixer tap; fully tiled walls and floor, contemporary towel radiator and light tunnel to the ceiling.

#### **BEDROOM 2**

11'6" x 11'5" (3.51m x 3.48m)

A further double bedroom having a double glazed window to the front, deep skirtings and part pitched ceiling.

#### **BEDROOM 3**

10'11" x 10'11" (3.33m x 3.33m)

Again a double bedroom having an aspect into the rear garden, part pitched ceiling, deep skirtings and double glazed window.

#### **BEDROOM 4**

12'11" x 7'8" (3.94m x 2.34m)

A double bedroom having an initial entrance corridor which measures 6'6" x 3'3" which leads

into the main bedroom. The main bedroom having part pitched ceiling, deep skirtings and double glazed window to the front.

### **BATH/SHOWER ROOM**

11'2" x 7'7" (3.40m x 2.31m)

A well proportioned space fitted with a four piece suite comprising panelled double ended bath with chrome taps and tiled splash backs, separate shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and vanity unit with pine door fronts, oak vanity surface over and round bowl washbasin with chrome mixer tap; tiled splash backs and floor, contemporary towel radiator, part pitched ceiling and inset light tunnel.

RETURNING TO THE MAIN SITTING ROOM A SPINDLE BALUSTRADE STAIRCASE WITH STORAGE CUPBOARD BENEATH RISES TO:

### **FIRST FLOOR**

33'10" long x 7'2" to purlins (10.31m long x 2.18m to purlins)

A really useful space situated in the eaves which, although having limited head height, does provide a useable space which has been previously both a guest room and first floor office; having pitched ceiling, inset skylights and under eaves area with loft space also housing the hot water system. The head height is approximately 6 ft. at the centre of the pitch.

### **EXTERIOR**

The property is tucked away on a deceptive plot which lies in the region of 0.46 of an acre and is approached via a substantial gravelled driveway which provides a considerable level of off road parking that is more and adequate for most people's requirements. The driveway continues to the westerly side of the property where there is a further hard standing area which, in turn, leads onto a generous south facing rear garden that provides an excellent outdoor space with a good level of privacy, overlooking adjacent paddocks lying adjacent to the Grantham Canal. Directly to the rear of the property is an initial paved terrace providing a good sized outdoor seating area which links back into the kitchen and leads out onto a mainly garden having initial sleeper edged raised borders, established fruit trees at the foot and enclosed by brick walls and post and rail fencing. The garden also encompasses a useful brick outbuilding which does require general refurbishment and restoration but could offer additional potential subject to any necessary consents.

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band E

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property has its own substantial private drive. However the initial part of the driveway is shared with two other dwellings and we understand is in ownership of a neighbouring

property, with rights of way.

An under ground power cable runs along the western boundary to No.101.

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

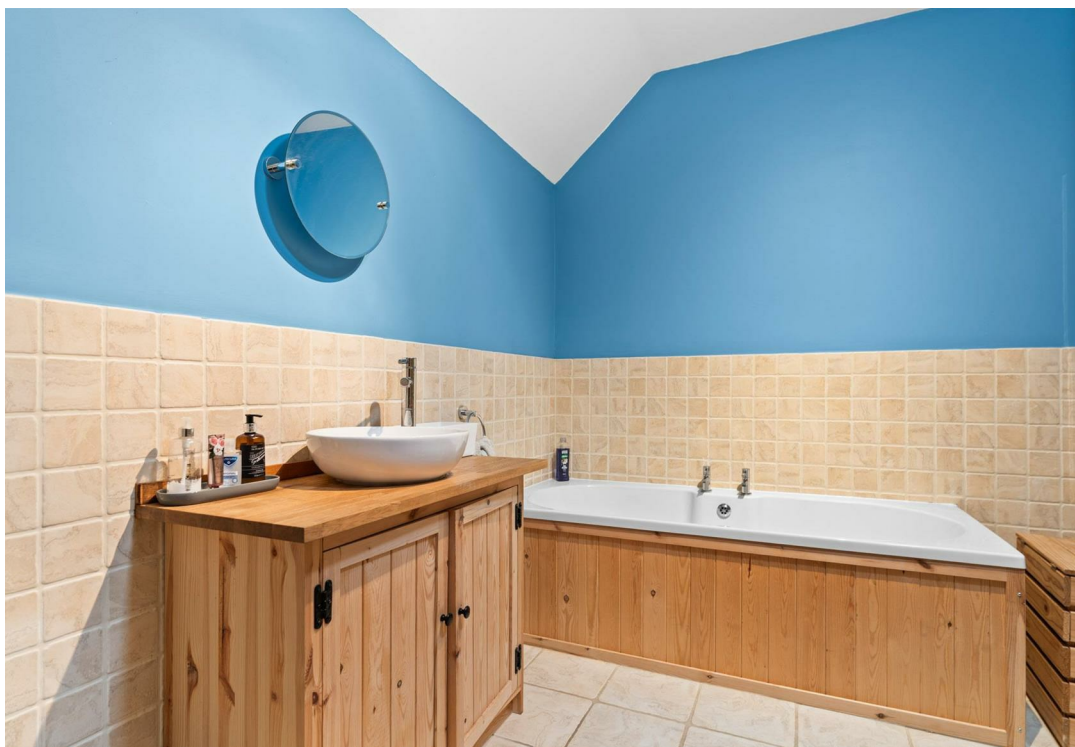
<https://www.gov.uk/search-register-planning-decisions>





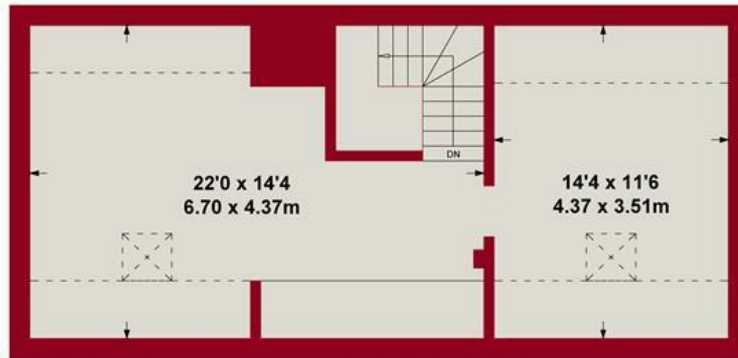




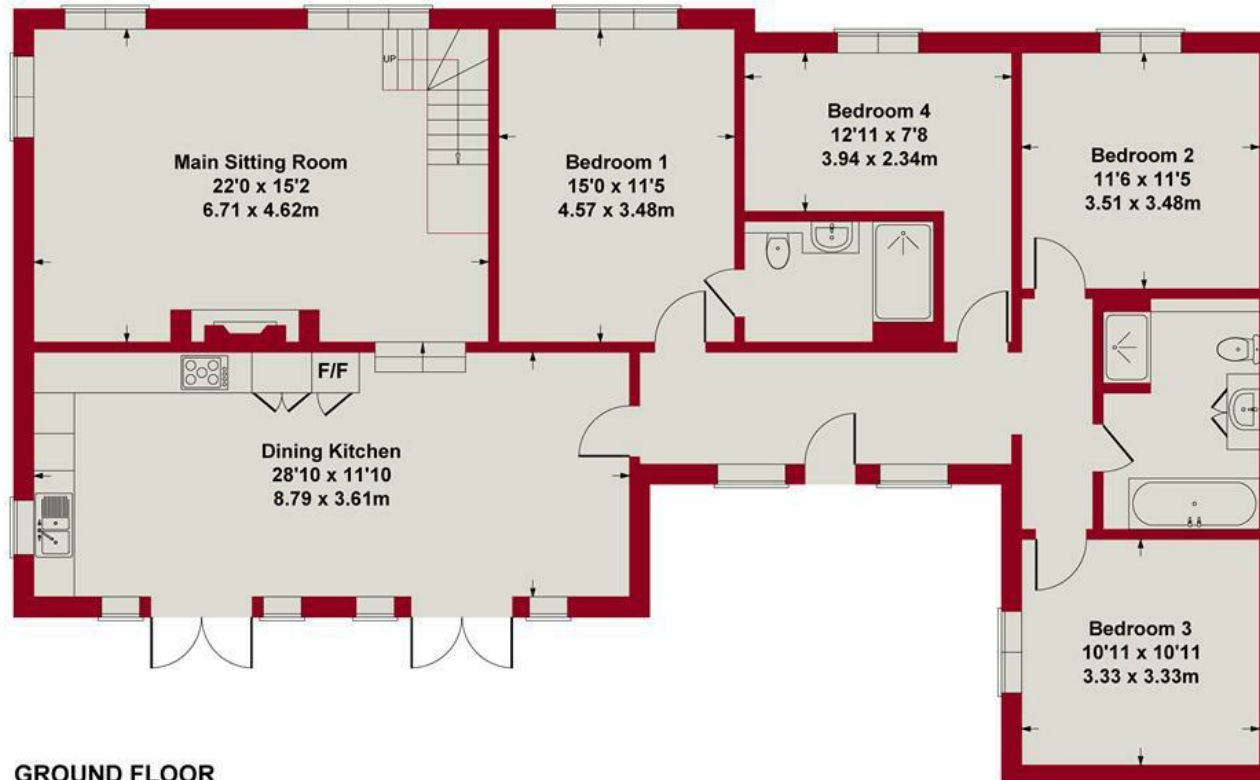








**FIRST FLOOR**



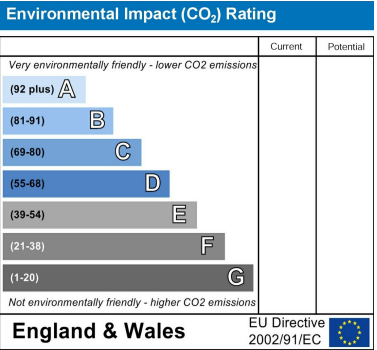
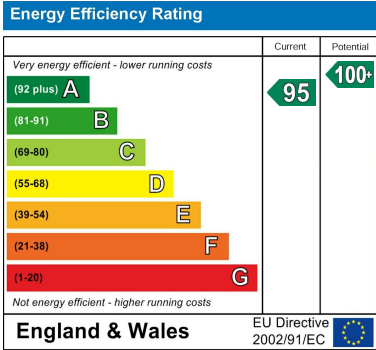
**GROUND FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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