Emma Terry Homes

moving made personal



Doverbeck Cottage, Epperstone By Pass

Woodborough, Nottingham NG14 6DH

Asking price £1,200,000

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Doverbeck Cottage, Epperstone By Pass, Woodborough, Nottingham NG14 6DH

Doverbeck is a beautiful, lovingly maintained historic home set within approximately 2.5 acres of landscaped grounds and meadow, with views towards Epperstone Manor.

Once part of Woodborough Mill this property has a rich history dating back to the Domesday Book of 1086. The Church register shows marriage records for a family of Millars in the 1700's with the original mill stone still located in the grounds. An archway leads into a courtyard framed by manicured gardens and surrounding outbuildings, creating an immediate sense of arrival, privacy and exclusivity.

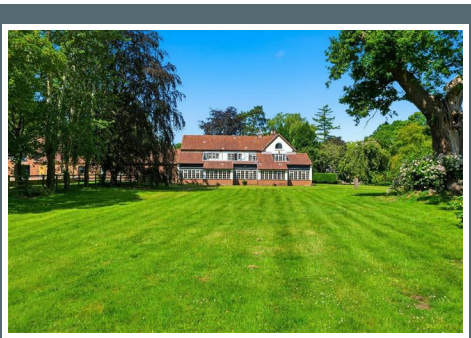
The property offers generous and versatile living accommodation, including a 50 ft lounge with French doors opening onto the courtyard and in addition opening into a large garden room overlooking the grounds. This leads to a home office and offers versatile space for other activities e.g games room or further entertaining spaces. Each room has been thoughtfully presented and carefully maintained.

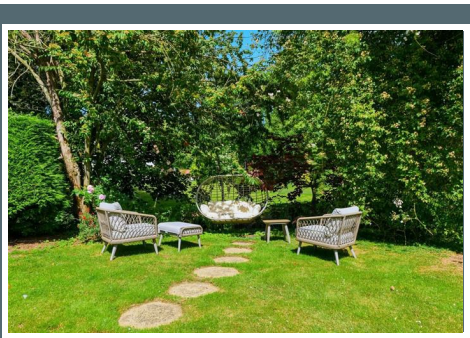
The kitchen sits at the heart of the home, complemented by a breakfast room, French Doors opening onto the garden, with a seamless flow into the dining room, and a distinctive pantry with a stone shelf ideal for storing cheese, drinks and entertaining essentials.

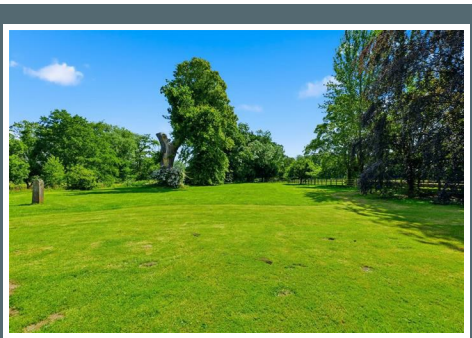
Each of the five bedrooms enjoys views over the grounds, while the main bedroom further benefits from a separate dressing room and countryside outlook.

The grounds attract a variety of wildlife, including peacocks and ducks, and offers a five-minute walk into Epperstone, passing Epperstone Manor.

Viewing this much-loved family home will be a pleasure, offering generous indoor and outdoor space designed to support a flexible and fulfilling lifestyle.







BOOT ROOM
Door through to Entrance Hall.

ENTRANCE HALL
8'8" x 10'5" (2.66 x 3.19)
Entrance door to property and doors through to Utility Room and Kitchen.

UTILTY ROOM
9'4" x 7'10" (2.87 x 2.40)
Shelving unit, a central heating radiator, sink basin, space for washer/dryer and window to rear.

KITCHEN
12'5" x 15'8" (3.81 x 4.80)
A variety of wall and base units, Quartz work tops, inset sink with mixer tap and drainer, Range cooker, space for fridge/freezer and dishwasher and window to front.

BREAKFAST ROOM
28'6" x 7'6" (8.69 x 2.30)
Two central heating radiators, window to side, two windows to rear, door to side, French doors to rear and stairs to first floor.

DINING ROOM
11'8" x 15'7" (3.58 x 4.75)
A central heating radiator and window to front.

LOUNGE
17'4" x 47'5" (5.29 x 14.46)
Four central heating radiators, log burner with slate hearth, window to side, window to rear, door through to bedroom 5 and French doors to the courtyard.

GARDEN ROOM
9'3" x 51'6" (2.84 x 15.72)
Two central heating radiators, door to study and door to rear garden.

STUDY
11'8" x 10'6" (3.56 x 3.21)
A central heating radiator, windows to side and front and French doors to front.

LANDING
A central heating radiator and two windows to front.

MASTER BEDROOM
17'4" x 21'3" (5.29 x 6.48)
Three central heating radiators, vaulted ceiling, dual aspect to rear garden and courtyard, access to balcony, and door through to Dressing Room.

DRESSING ROOM
17'4" x 9'8" (5.29 x 2.97)
Fitted storage, a central heating radiator and arch window to front.

BATHROOM
8'0" x 7'11" (2.45 x 2.43)
Underfloor heating, low level flush WC, wash hand basin with mixer tap, bath with mixer tap, walk in shower, a heated towel rail and window to courtyard.

BEDROOM 2
15'10" x 15'9" (4.83 x 4.81)
Dual aspect to side and rear, a central heating radiator, vaulted ceiling and internal arch window to landing.

BEDROOM 3
11'9" x 12'3" (3.59 x 3.75)
Built-in storage cupboard, a central heating radiator and two windows to rear.

BEDROOM 4
12'5" x 10'0" (3.81 x 3.07)
A central heating radiator, built-in storage cupboard and two windows to rear.

SHOWER ROOM
Low level flush WC, wash hand basin with mixer tap, walk-in shower, heated towel rail and window to front.

BEDROOM 5
10'0" x 10'7" (3.05 x 3.25)
A central heating radiator, internal window to Sun Room, door through to Store and door to Ensuite.

ENSUITE
Wet Room with walk-in shower, underfloor heating, low level flush WC, wash hand basin with mixer tap, heated towel rail and window to courtyard.

STORE ROOM
17'4" x 8'6" (5.29 x 2.60)

OUTSIDE
Set within approximately 2.5 acres of beautifully landscaped gardens and meadow, Dover Beck Cottage enjoys an exceptional outdoor setting that perfectly complements its charming character. The archway leads into a private courtyard, framed by surrounding well maintained outbuildings and garage. The extensive grounds feature sweeping lawns, a tranquil pond, magnificent mature oak tree and established planting. The gardens are a haven for wildlife, regularly attracting peacocks, ducks a variety of native birds, and currently accommodating bee hives adding to the property's peaceful countryside setting. The courtyard also provides generous off-street parking, completing this truly remarkable outdoor space.

























































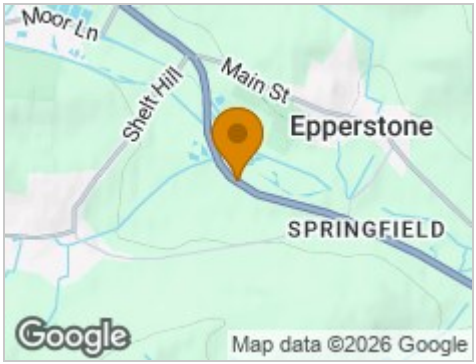
Road Map



Hybrid Map



Terrain Map

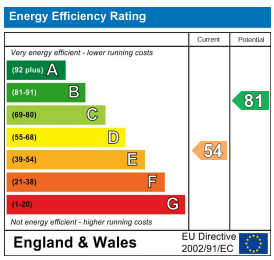




Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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