

ANGEL COTTAGE
SCHOOL LANE COLSTON BASSETT
NOTTINGHAMSHIRE NG12 3FD



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



Angel Cottage is a one-of-a-kind period cottage which has been the subject of a 'back to brick' retrofit restoration and modernisation programme circa 2015 conceived to create a wonderful period home with luxury 21st century country living in mind.



ANGEL COTTAGE

There is a serene and charming quality to Angel Cottage, and the super insulated floors and ceilings serve to create acoustically balanced airtight spaces where noise does not travel complemented by a high standard of thermal wall insulation, with a Knauff Thermoshell system specially designed for the solid wall structure of period buildings.

In keeping with 21st Century sustainability principles Angel Cottage is heated by a full renewable energy biomass boiler heating system, circulating underfloor with independent manifolds and room by room thermostatic control, ensuring a pleasing and comfortable living environment. It was also rewired as part of the restoration programme and there are two main circuit boards. A high-tech Smart light electrical lighting system is installed with a full cat VI network cabling infrastructure throughout linked to a data hub in the utility room and satellite cabling is in situ for future use.

COLSTON BASSETT

Colston Bassett is without question one of the County's pre-eminent Conservation villages being protected by a Conservation Area designation, set in the unspoilt picturesque countryside of the Vale of Belvoir, having useful amenities close to hand in the neighbouring market towns of Bingham and Melton Mowbray, with relatively direct road access into the main regional centres of Nottingham, Leicester, Newark on Trent and Grantham.

The thriving centre of West Bridgford, home of the famous Trent Bridge Cricket Ground, offers superb retail, social and leisure opportunities as well as a wide range of activities and professional services, and Radcliffe on Trent, a larger village to the west of Colston Bassett offers excellent amenities and a highly rated golf club.

There is convenient access to Nottinghamshire schooling across the age ranges alongside the Lincolnshire grammar schools. The village has an ancient church and there are numerous picturesque local walks available in the surrounding Vale of Belvoir countryside.

There is wonderful village inn, The Martins Arms, which is a focal point for the village. On the village outskirts, in the lee of the ancient ruins of a Norman church, St Marys, there is an active cricket club, croquet club and a bowls facility for a more sedate sporting pastime. There is a village hall for hosting events and gatherings, a small independent preparatory school on School Lane itself and famously Colston Bassett is of course synonymous with Stilton cheese.

Swift London Commuting

A direct main line rail service from Grantham into London Kings Cross ensures a swift commuting option for London and both the south and north of England.

PRICE GUIDE: £1,450,000

Freehold with vacant possession upon completion



GROUND FLOOR

Main Central Entrance Hall

A solid timber Tudor arch profile doorway opens onto School Lane. Exposed ceiling timbers creating an immediate sense of retained character and period charm. Two flight restored period staircase rising to the first-floor landing above with excellent natural lighting created by a deep picture window above the half landing stage. Two recessed storage cupboards. French doors opening to rear garden terrace offering a remarkable country garden aspect and creating an immediate link between house and garden.

Cloakroom/WC

Hand crafted oak vanity unit – fitted circular stone wash basin and low flush wc.

The ground floor of Angel Cottage offers a stunning free flowing beautifully presented range of flexible accommodation ideal for comfortable family living and entertaining in equal measure an internal inspection is essential to fully appreciate the undeniable quality and charm of this quite stunning home.



Main Sitting Room

9.00m x 5.40m (29'6" x 17'9")

A remarkable principal reception room of a scale which offers a series of connecting but very distinct spaces, ideal for relaxation, listening to music, reading and socialising on a large scale. Traditional period character is created by exposed ceiling timbers and a wonderful inglenook fireplace at the far end of the room which features an elliptical cast iron log burning stove set to a flagstone hearth, relieved by a heavy traditional crossbeam. Internal wall archway / display shelving feature with an aperture to a rear hall / gallery. Wide gauge polished oak flooring; which is a feature of Angel Cottage. Shuttered picture bay window to country garden aspect, something very special. Two separate shuttered picture windows either side of the bay window also overlooking the garden. Two internal arches connect to the rear gallery hall ideal for showcasing furniture and art with three sealed unit double glazed shuttered windows to School Lane aspect. High grade polished oak flooring.



Garden Sitting Room

4.10m x 5.35m (13'6" x 17'6")

A remarkable room with a high open vaulted ceiling and two tall double French doors with regency style fan lights above open out onto the rear garden terrace providing exquisite country garden aspects and a feel of an orangery to this room which has excellent natural lighting and a real sense of volume and scale. Wide gauge polished oak flooring.

From the main entrance hall there is access to:



Side Hall – Kitchen Link

Wide gauge polished oak flooring. Enclosed cupboard housing central heating manifolds for the ground floor. Shuttered sealed unit double glazed leaded window to School Lane aspect.

Dining Kitchen / Day Room in Open Plan

9.95m x 3.55m (32'6" x 11'6")

Sitting Room / Day Room

Fitted cast iron wood burning stove. Charming exposed mellow timbered ceiling. Sealed unit double glazed picture window overlooking the country gardens. Wide gauge polished oak flooring extending through to the connecting living and kitchen spaces.

Central Dining Area

In practice this is the link point between the sitting room and main kitchen area featuring bifold French doors which open onto a delightful, decked sun terrace overlooking the garden. Once again there is an exposed mellow timbered ceiling. Open plan to:

Bespoke Handcrafted Shaker Design Country Kitchen

A high-grade handcrafted kitchen featuring a good range of traditionally constructed cabinets in a muted pastel tone paintwork finish complemented by polished chrome shaker design furnishings and polished quartz perimeter countertops. Integrated appliances include a Bosch dishwasher. Fitted Range cooker. Large culinary island with a solid beech countertop. French doors opening to the rear garden decked terrace. Exposed brick wall detailing. Recessed lighting. Double Belfast sink unit. Once again delightful country garden outlook.

Side Lobby – Secondary Entrance

Useful enclosed storage cupboard.

Utility Area

Fitted Belfast sink unit and integrated automatic washing machine.

Pantry - Secondary Utility Area

Integrated freezer unit and storage cupboard and shelving.





SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

FIRST FLOOR

Spacious landing of character featuring high grade wide gauge polished oak flooring extending through to the connecting bedroom spaces. Shuttered sealed unit double glazed leaded window to School Lane aspect. The landing is alighted from a period balustraded two flight staircase rising from the central entrance hallway beneath with a sealed unit double glazed garden picture window offering a stunning rural aspect pleasantly positioned above the half landing stage.

Absolutely Stunning Principal Bedroom Suite

This is one of the most impressive main bedroom arrangements we have seen....

[Walk Through Private Landing](#)

Recessed beverage station featuring a small circular stainless steel sink unit, worktop and space for a fridge unit beneath. Enclosed airing / water cylinder cupboard also housing the manifolds for underfloor heating on the first floor.

The private landing opens through into the main bedroom, a delightful separate dressing room/private study and a stunning bathroom described below.

[Wonderful Primary Bedroom](#) 5.55m x 5.50m (18'3" x 18'0")

This stunning large-scale bedroom enjoys wonderful natural lighting created by five sealed unit double glazed shuttered windows which afford exquisite rural and country garden aspects. The bedroom is large enough to create a private seating – relaxation area capturing the views of the garden and the countryside beyond, with a warming focal point created by a small fireplace with polished marble surround and an illuminated ornamental hob grate.

[Bathroom – Wet Room En Suite](#)

High grade contemporary suite featuring a free-standing contoured ball and claw foot bath, a large walk-in shower area with thermostatically controlled overhead rain shower and separate hand shower and a glass enclosure complemented by polished travertine stone internal floor and wall tiling. Large Duravit double wash basin with mirror fixture above and a low flush wc. Recessed lighting. Sealed unit double glazed leaded shuttered window.

[Dressing Room – Private Study](#)

Shuttered sealed unit double glazed window overlooking the garden. Attractive gently curved internal wall.



En Suite Bedroom Two

3.55m x 3.15m (11'6" x 10'3")

A charming double bedroom with an ornamental period hob grate creating a pleasing focal point. Sealed unit double glazed shuttered window overlooking the country gardens. Wide gauge oak flooring.

En Suite Shower Room

Recessed mosaic tiled shower with thermostatically controlled overhead rain shower and separate hand shower and a glass screen enclosure, wall mounted wash hand basin and low flush wc. Shaver point.

Outer Main Landing

The main landing is sub divided by a glazed oak timber framing section with a pine doorway connecting to the outer landing area itself. Useful enclosed storage area. Sealed unit double glazed shuttered leaded window to School Lane aspect. Wide gauge oak flooring. Useful enclosed landing closet.

En Suite Bedroom Three

3.75m x 3.55m (12'3" x 11'6") *maximum dimensions*

Another well-proportioned double bedroom with a burnished ornamental cast iron hob grate creating a pleasing focal point. Shuttered sealed unit double glazed window to country garden aspect. Enclosed single wardrobe closet.

En Suite Shower Room

Large walk-in shower cubicle with thermostatically controlled overhead rain shower with separate hand shower and a glass screen enclosure. Semicircular wash hand basin with mirror light fixture above and a low flush wc. Stylish polished travertine floor and wall tiling. Sealed unit double glazed window to rear country garden aspect. Shaver point.

En Suite Bedroom Four

5.35m x 3.10m (17'6" x 10'3")

Once again a spacious double bedroom arrangement with opposing sealed unit double glazed shuttered windows to both School Lane and rear country garden aspect. Ornamental burnished cast iron hob grate. Wide gauge polished oak flooring. Enclosed storage closet.

En Suite Shower Room

Recessed and fully tiled shower space with a thermostatically controlled overhead rain shower and a separate hand shower, with glass enclosure, semicircular wash hand basin and a low flush wc. Shaver point.





There is a tranquil garden of great natural beauty bordering to open countryside forming part of the pastoral landscape of the Vale of Belvoir.

TRULY ENCHANTING COUNTRY GARDEN SETTING

0.85 Acres or thereabouts

Country Garden

Angel Cottage offers one of the most enchanting and appealing country gardens we have seen, ensuring a unique and rather special relationship with the open countryside which borders to the main southerly boundary. Expansive lawns are relieved by colourful well stocked beds and borders. A large, decked sun terrace offers a wonderful vantage point across the lawns and out towards field beyond.

A water garden serves as a haven for pond life and wildlife and once again offers another pleasant relaxation area and vantage point from which to enjoy the great beauty, privacy and tranquillity of this remarkable garden setting.

Car Parking and Vehicle Courtyard

A gated access from the very far end of School Lane opens into a gravelled parking court and turning area and although lapsed planning permission has previously been granted for the construction of a garage compound in this area.



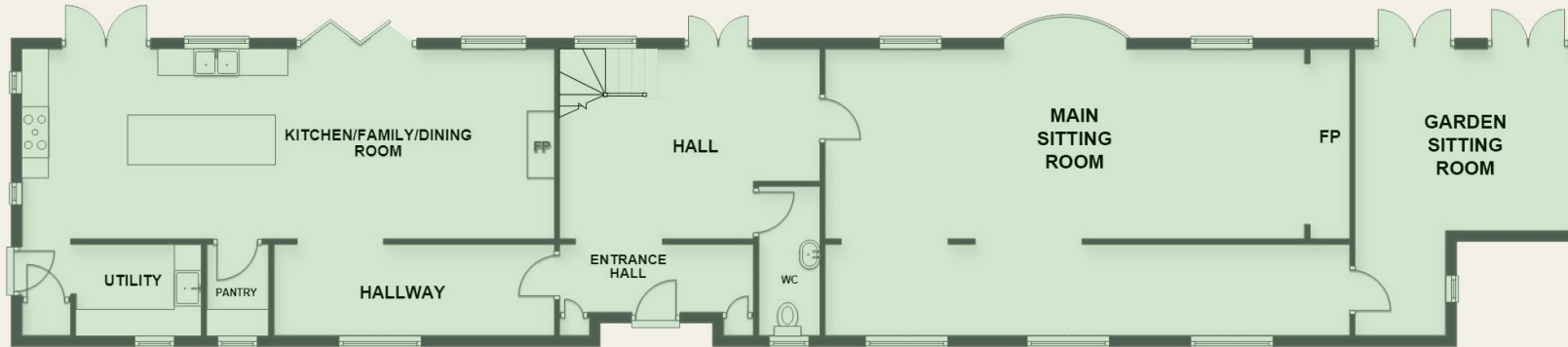
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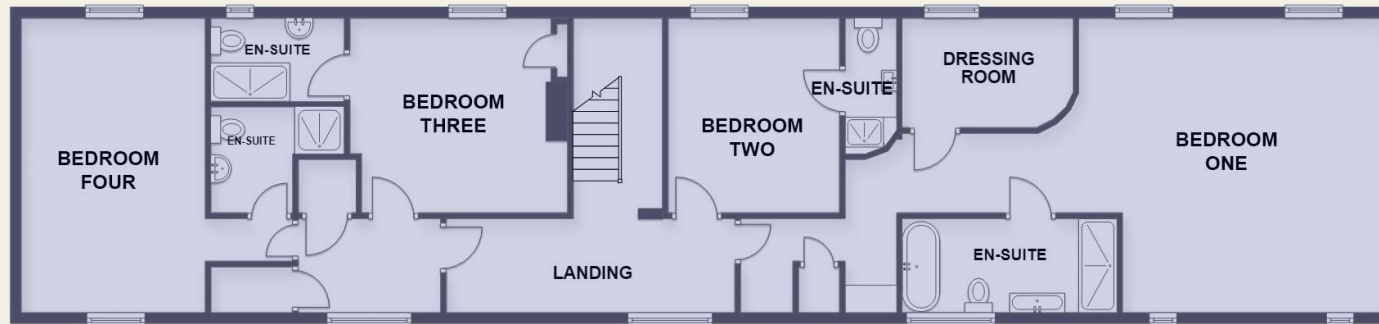


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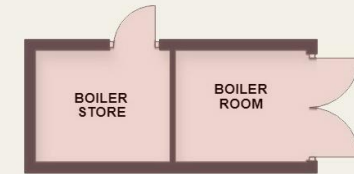
GENERAL INFORMATION & FLOORPLANS FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



GROUND FLOOR



FIRST FLOOR



SERVICES

Mains drainage, electricity and water are connected. Mains gas is available within the village. Central Heating system; renewable energy Biomass Propel boiler located in an external timber framed purpose-built boiler house incorporating a four-tonne capacity storage hopper and a main boiler unit which serves to provide domestic hot water to two stored pressurised tanks and the heating system circulating underfloor at ground and first floor level.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Environmental Considerations - Flooding

The property has not flooded within the last five years nor as we understand during its lifetime.

Available Broadband

Basic 3 Mbps
Superfast 47 Mbps
Ultrafast 1800 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●
EE - ✓ Three - ✓
✓ = Good ● = Variable X = Poor

LOCAL AUTHORITY

Council Tax Band G
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road, West Bridgford
Nottingham NG2 7YG
www.rushcliffe.gov.uk
0115 981 9911

ENVIRONMENTAL FACTORS

The property has not flooded in the last 5 years; <https://check-long-term-flood-risk-service.gov.uk/risk#>

TENURE

We understand the property is freehold.

VIEWING ARRANGEMENTS

If you are interested in Angel Cottage and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - C

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 2607-3062-0205-6076 6204

LOCATION PLAN

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Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part of, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.





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