



**The Old School House Main Street, Cropwell  
Butler, Nottinghamshire, NG12 3AB**

**£635,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Character Conversion
- 3 Double Bedrooms
- Spacious Dining Kitchen
- 2 Ground Floor Cloak Rooms
- Garage & Ample Off Road Parking
- Approaching 2,000 Sq.Ft.
- 3-4 Receptions
- Ensuite & Main Bathroom
- Gated Driveway
- Viewing Highly Recommended

We have pleasure in offering to the market this really interesting, individual, part attached conversion of a former period school house, renovated throughout and extended with later additions to provide a versatile level of accommodation lying in the region of 2,000 sq.ft.

The property would certainly be large enough to accommodate families but, due to its unique layout, would also appeal to those downsizing from considerably larger dwellings and looking for a home that offers the ability to be utilised purely as a single storey dwelling, benefitting from a ground floor master suite with ensuite facilities as well as two further double bedrooms and bathroom in the eaves. In addition the property boasts three main reception rooms, a split level sitting/dining room, a garden room and separate study while the heart of the home is likely to be the open plan dining kitchen which is tastefully appointed with a high quality Barratt & Swan bespoke kitchen with integrated appliances and useful utility/ground floor cloak room off.

Each room offers its own individuality with an impressive entrance hall and wide staircase leading to a split level galleried landing above with vaulted ceiling creating an attractive entrance and, in turn, leading to the wealth of accommodation.

The property occupies a pleasant established plot at the heart of the village, tucked away off a private driveway with ample off road parking, gated access, attached garage and established gardens well stocked with an abundance of trees and shrubs.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **CROPWELL BUTLER**

Cropwell Butler has a public house and village hall and is conveniently placed for both the A46 and A52. Further amenities are available in the adjacent village of Cropwell Bishop including primary school, local shops/post office, health centre, public houses and church with further facilities available in nearby Radcliffe on Trent and Bingham.

A PAIR OF UPVC DOUBLE GLAZED DOORS LEAD THROUGH INTO:

### **INITIAL ENCLOSED STORM PORCH**

13'11" x 4'8" (4.24m x 1.42m)

A useful addition to the property providing an enclosed area overlooking the garden and having double glazed side panels, inset downlighters to the ceiling, tiled floor and a further timber entrance door leading through into:

### **MAIN ENTRANCE HALL**

15'5" into stairwell x 14'4" (4.70m into stairwell x 4.37m)

A well proportioned open plan hallway which creates a grand entrance with an impressive split level staircase, vaulted ceiling and inset skylight. In addition the area is lit by two glazed lights either side of the entrance door, also having useful under stairs storage cupboards and further doors leading to:

### **SITTING ROOM**

13'6" x 14'8" (4.11m x 4.47m)

A pleasant room which is part open plan to the dining area, the focal point to the room being exposed brick chimney breast with inset gas flame coal effect fire, raised quarry tiled hearth, timber mantel above and adjacent alcoves, the room also having exposed beams to the ceiling, double glazed window to the front and steps leading up to:

### **DINING ROOM**

14'6" x 13'5" (4.42m x 4.09m)

A well proportioned versatile reception currently utilised as formal dining having attractive exposed brick chimney breast with timber lintel above, part pitched ceiling, inset skylights and further door leading through into:

### **OPEN PLAN LIVING/DINING KITCHEN**

18' x 17'8" (5.49m x 5.38m)

A fantastic, well proportioned, light and airy space large enough to accommodate a reception area which is open plan to the tastefully appointed, fully fitted, kitchen by well regarded bespoke kitchen makers Barratt & Swan which are located within the village. The kitchen having integrated units providing an excellent level of storage as well as a good working area with a generous run of quartz preparation surfaces including a central island unit with additional added storage beneath, integrated appliances including twin Bosch fan assisted ovens with warming drawer beneath, integrated dishwasher and induction hob with central brush metal and stainless steel and glass contemporary chimney hood over, built in seating with useful storage beneath, ample room for a breakfast or dining table, attractive built in butler's pantry, double glazed window and exterior door.

A further door in turn leads through into:

### **SNUG/GARDEN ROOM**

19'11" max x 9'8" (6.07m max x 2.95m)

A versatile reception currently utilised as an additional sitting room, having wood effect laminate flooring and which leads through into an attractive garden room addition with double glazed lights and French doors leading out onto the terrace.

In turn, a further door leads to:

## STUDY

12'3" x 9'2" (3.73m x 2.79m)

A useful reception currently utilised as a home office perfect for today's way of working having double glazed window overlooking the garden.

Returning to the kitchen a further door leads through into:

## WALK THROUGH PANTRY

9'6" x 4'11" (2.90m x 1.50m)

A great space providing a good level of storage ideal for the keen cook having a shelved pantry area, space for free standing fridge freezer, access to loft space above and further door leading through into:

## CLOAK ROOM/UTILITY AREA

8'9" x 5'3" (2.67m x 1.60m)

Having work surface with space and plumbing for washing machine and tumble dryer beneath, vanity unit with WC with concealed cistern and ceramic rectangular washbasin over, wall mounted Worcester Bosch gas central heating boiler and pressurised hot water system and further door giving courtesy access into:

## GARAGE

21' x 13'9" (6.40m x 4.19m)

Having electric sectional up and over door, power and light and useful potential storage in the eaves above.

Returning to the main entrance hall further doors lead to:

## GROUND FLOOR CLOAK ROOM

6'2" x 2'9" (1.88m x 0.84m)

Having suite comprising WC with concealed cistern and washbasin.

## INNER HALLWAY

5'3" x 4'11" (1.60m x 1.50m)

Having double glazed window to the front and further doors leading to:

## MASTER BEDROOM

12'11" x 15' (3.94m x 4.57m)

A well proportioned double bedroom having adjacent ensuite facilities and fitted with a generous range of furniture with full height wardrobes, low level dressing table and complementing side units, the room having beamed ceiling, dual aspect with double glazed windows to both front and rear and, leading off the inner hallway, a further door to:

## ENSUITE BATHROOM

9'5" x 5'8" (2.87m x 1.73m)

Tastefully appointed with a contemporary suite comprising P shaped shower bath with chrome mixer tap, additional wall mounted shower mixer and glass screen, WC set in a

vanity surround, separate vanity unit with contemporary washbasin and chrome mixer tap, fully tiled walls and floor, contemporary towel radiator and double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL AN IMPRESSIVE WIDE STAIRCASE WITH TWIN GALLERIED LANDINGS LEAD UP TO THE:

## FIRST FLOOR LANDING

Having built in storage, part pitched ceiling, exposed king post and truss and further doors leading to:

## BEDROOM 2

15' x 14'4" to purlins (4.57m x 4.37m to purlins)

A double bedroom having attractive pitched ceiling with exposed timber purlins, king post and truss, built in under eaves storage, sky light to the rear and double glazed dormer window to the front.

## BEDROOM 3

10'3" x 12'11" to eaves (3.12m x 3.94m to eaves)

A further double bedroom offering a wealth of character, having pitched ceiling, exposed timber purlins, king post and truss, useful under eaves storage and double glazed window to the front.

## BATHROOM

6'2" x 4'6" (1.88m x 1.37m)

Having a white suite comprising panelled bath with chrome mixer tap and wall mounted electric shower over, vanity unit with WC with concealed cistern and vanity surface over with inset washbasin, chrome mixer tap and tiled splash backs, contemporary towel radiator, attractive exposed timbers, pitched ceiling and inset skylight.

## EXTERIOR

The property occupies a pleasant, established and relatively manageable plot tucked away on a private driveway which we understand is in the ownership of The Old School House, but provides vehicular access to two adjacent dwellings.

The property benefits from two driveways, the initial gated driveway providing off road car standing for several vehicles and enclosed by stone and brick walls with established perimeter borders. A secondary access leads onto a further gravelled parking area which, in turn, leads to the attached garage. The remainder of the garden is laid to lawn with well stoked perimeter borders with an abundance of trees and shrubs, pleasant seating areas and offering a westerly aspect to the side.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

## 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 is located within the village conservation area and some tree/s maybe subject to TPO's.

The property owns the main driveway but gives access to two adjacent dwellings

### **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>

School Ofsted reports:-

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

Planning applications:-

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

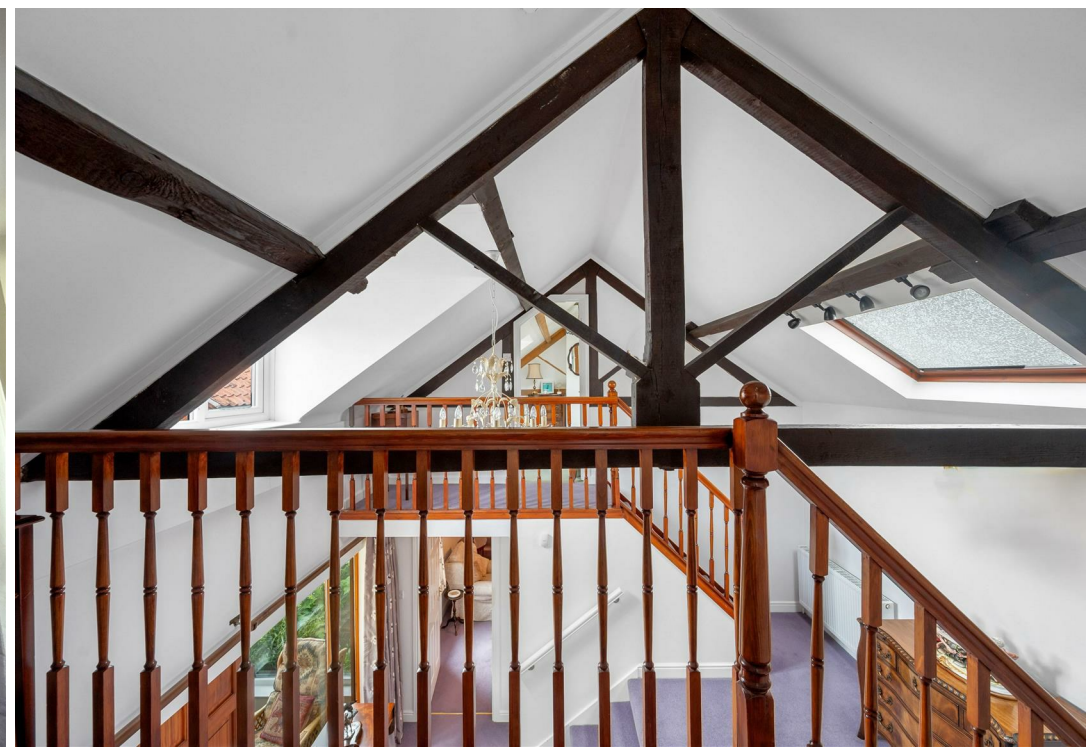




















**GROUND FLOOR**

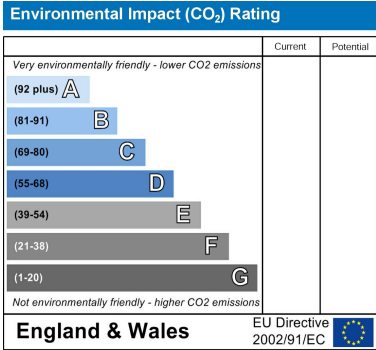
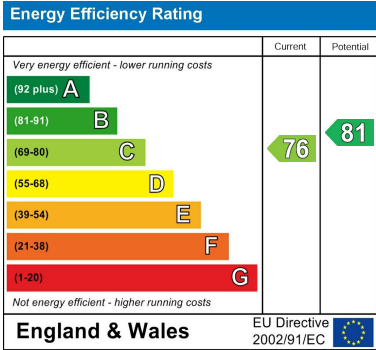
**FIRST FLOOR**

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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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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