

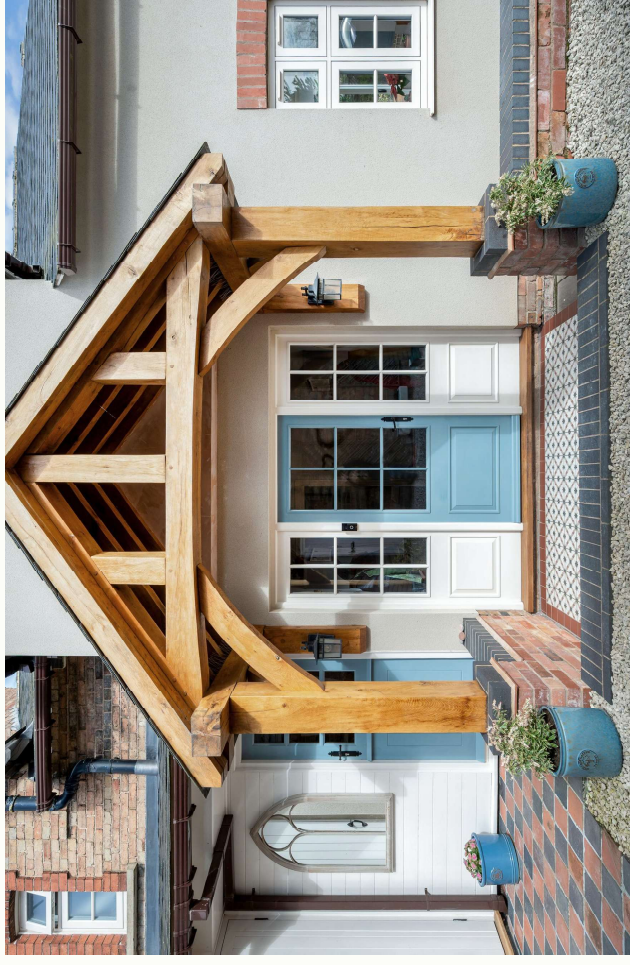


Hall Farm Cottage, Clipston-on-the-Wolds
Nottinghamshire | NG12 5PA

Hall Farm Cottage

A most attractive three-bedroom country cottage, beautifully positioned within the charming hamlet of Clipston-on-the-Wolds.

- BEAUTIFUL PRESENTED COUNTRY COTTAGE
- EXTENDED AND RENOVATED TO THE HIGHEST OF STANDARDS
- THREE BEDROOMS & TWO BATHROOMS
- OPEN PLAN YET NICELY DEFINED LIVING ACCOMMODATION
- CORNER PLOT WITH DELIGHTFUL WRAPAROUND GARDENS
- OFF ROAD PARKING, TRADITIONAL OUTBUILDINGS AND GARAGE
- QUIET VILLAGE LOCATION WITH VIEWS OVER ADJACENT COUNTRYSIDE



Occupying a generous corner plot, Hall Farm Cottage is enveloped by delightful wrap-around gardens and has been thoughtfully extended and meticulously renovated to an exceptional standard, creating a superb blend of character and contemporary country living.

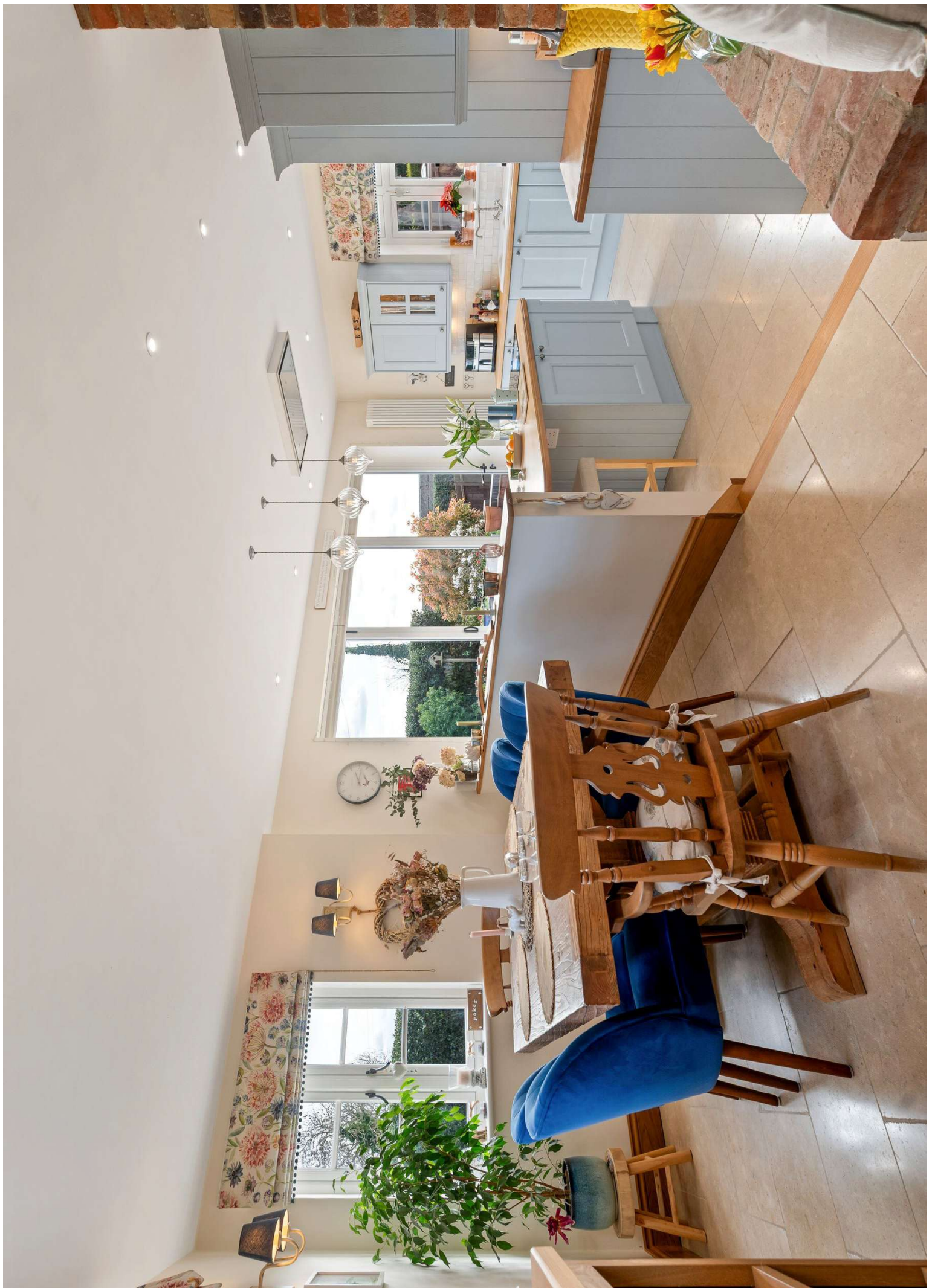
Ground Floor

An inviting oak-framed porch opens into a welcoming entrance hall, setting the tone for the accommodation beyond. The ground floor unfolds into a stunning open-plan living space, cleverly designed to retain a sense of definition while offering a natural flow ideal for modern living. The elegant sitting room features bespoke alcove cabinetry and a striking fireplace with a log-burning stove, creating a warm and atmospheric focal point. This leads seamlessly into a refined dining area, perfect for both everyday living and entertaining.

A short set of steps descends into the impressive kitchen, where high-quality cabinetry is arranged around a substantial central island. A range of premium integrated appliances complements the space, while bi-fold doors open out onto the garden, allowing for effortless indoor-outdoor living. The ground floor is further enhanced by a spacious utility and boot room, providing practical convenience with direct access to the outside.









First floor

To the first floor, the landing gives way to a truly impressive principal suite. This dual-aspect retreat boasts a vaulted ceiling with exposed beams, a walk-in dressing room, and a beautifully appointed ensuite shower room, all complemented by picturesque views stretching towards Clipston Woods.

Two further well-proportioned bedrooms, each with fitted wardrobes, are served by a stylish family bathroom and a separate WC.

Outside

The property is approached via a gated driveway, offering ample off-street parking and access to a garage. The wrap-around gardens to the front and side provide a high degree of privacy, with thoughtfully arranged spaces to enjoy throughout the seasons.

A generous terrace adjoins the house, creating an ideal setting for alfresco dining and summer entertaining. In addition, a traditional range of brick-built outbuildings offers valuable storage and further potential.

Location

Clipston-on-the-Wolds is a sought-after rural hamlet, perfectly placed to enjoy the tranquility of countryside living while remaining within easy reach of nearby amenities. The village itself benefits from an award-winning farm shop, while the vibrant town of West Bridgford and the city of Nottingham are both conveniently accessible.

Excellent transport links, including the A52 and A46, provide straightforward connections to the wider region, and the neighbouring villages of Cotgrave and Keyworth offer a range of schooling and everyday facilities.

Tenure

Freehold

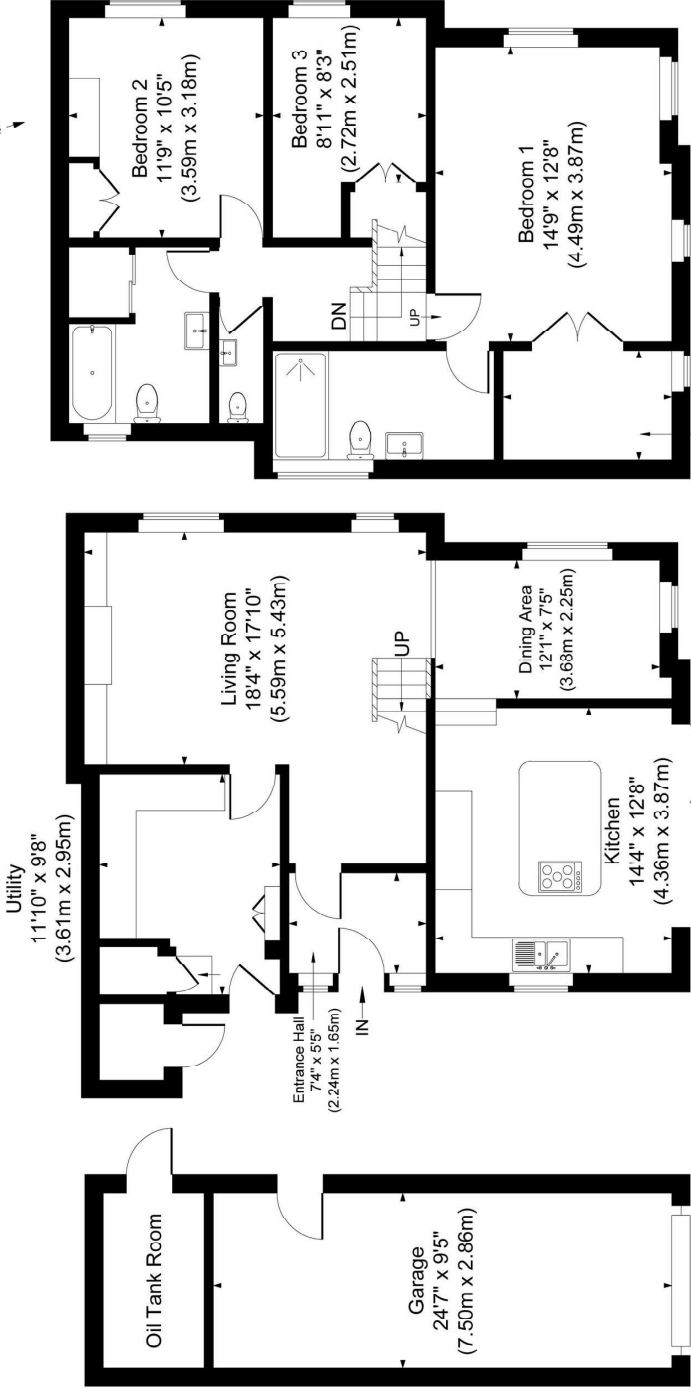
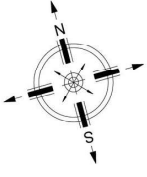
Services

Oil-fired central heating, with mains electricity, water, and private drainage understood to be connected.





Hall Farm Cottage, Clipston-on-the-Wolds
 Approximate Gross Internal Area
 Main House = 136 sq.m/1463 sq.ft
 Garage = 27 sq.m/286 sq.ft
 Total = 163 sq.m/1749 sq.ft

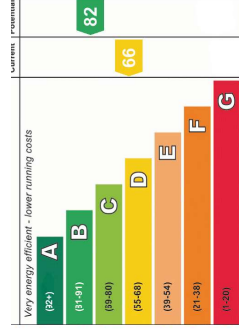


Garage

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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