



Smiths
your property experts

Main Street

Willoughby On The Wolds

- No upward chain
- Pretty Grade II listed Georgian cottage
- Huge scope to add value and extend (STP)
- Kitchen/breakfast room and three reception rooms
- Three double bedrooms and a family bathroom
- Superb plot with a gravel-laid driveway
- Private south-facing rear gardens
- Set in the heart of Willoughby on the Wolds

General Description

Smiths Property Experts offer to the market with no upward chain, this pretty Grade II listed Georgian cottage set in the heart of the highly regarded village of Willoughby on the Wolds.

The property offers an excellent opportunity for a purchaser to acquire a pretty home with a private driveway and south-facing rear gardens. There is, in our opinion huge scope to add value, extend and modernise (subject to the necessary listed buildings consents). The property occupies an outstanding private plot on a quiet street in the heart of the village.





The Property

Behind the pretty period exterior, there is a generous 1100 square feet of living accommodation laid across two floors. Alongside some lovely period, charm and character, the property is connected to all mains services with the exception of gas, and there is oil-fired central heating installed.

In total, there are three double bedrooms, three reception rooms, the family bathroom and a kitchen/breakfast room, all redecorated for the benefit of the eventual purchaser.

The property is ready for modernisation and, in our opinion, has the potential for a purchaser to create their desired home inside a historic and pretty period property with a beautiful façade.

The Outside

Externally, the property is set in a superb plot, elevated from the street and with a gravel-laid driveway to the right-hand side. To the rear are south-facing lawned gardens.





The Location

This quintessentially English village is surrounded by beautiful countryside whilst also being well-connected with excellent road links to West Bridgford, Nottingham, Leicester, Melton Mowbray, and Grantham. The village has an excellent primary school and a good quality secondary school. East Midlands Airport is also easily accessible and within a 20-minute drive. There are great local options for livery should a purchaser wish to keep horses nearby, and a rare and real sense of community.

Property Information

EPC Rating: F.

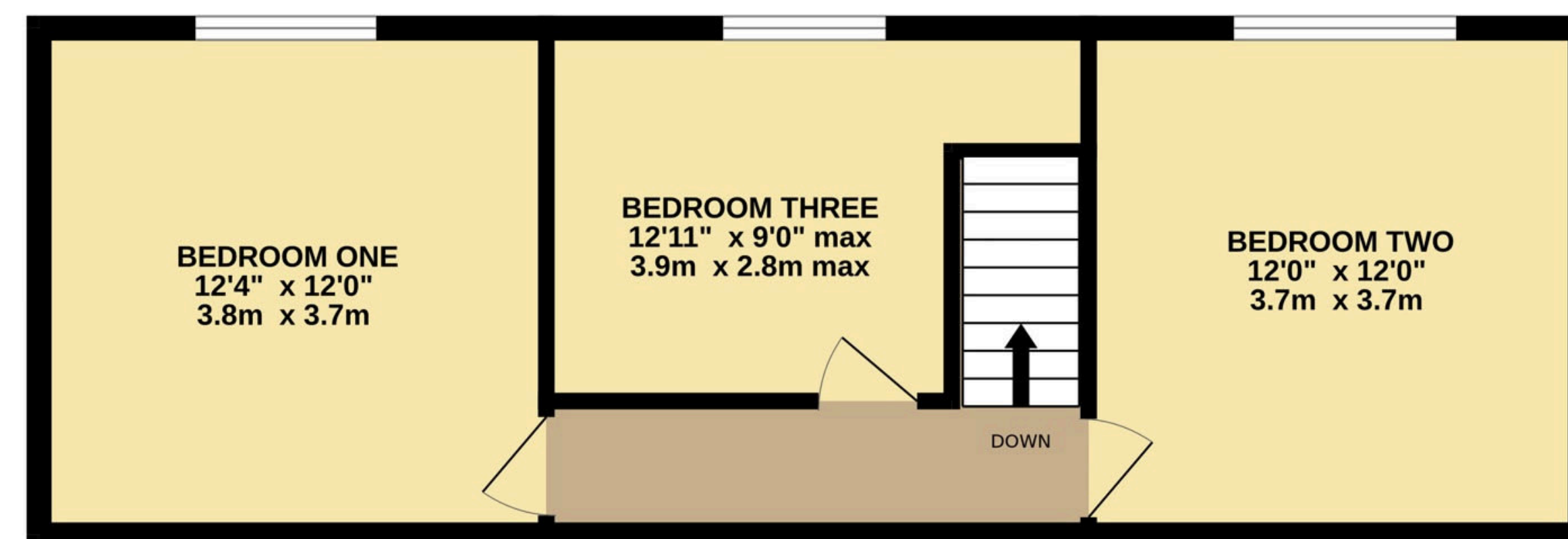
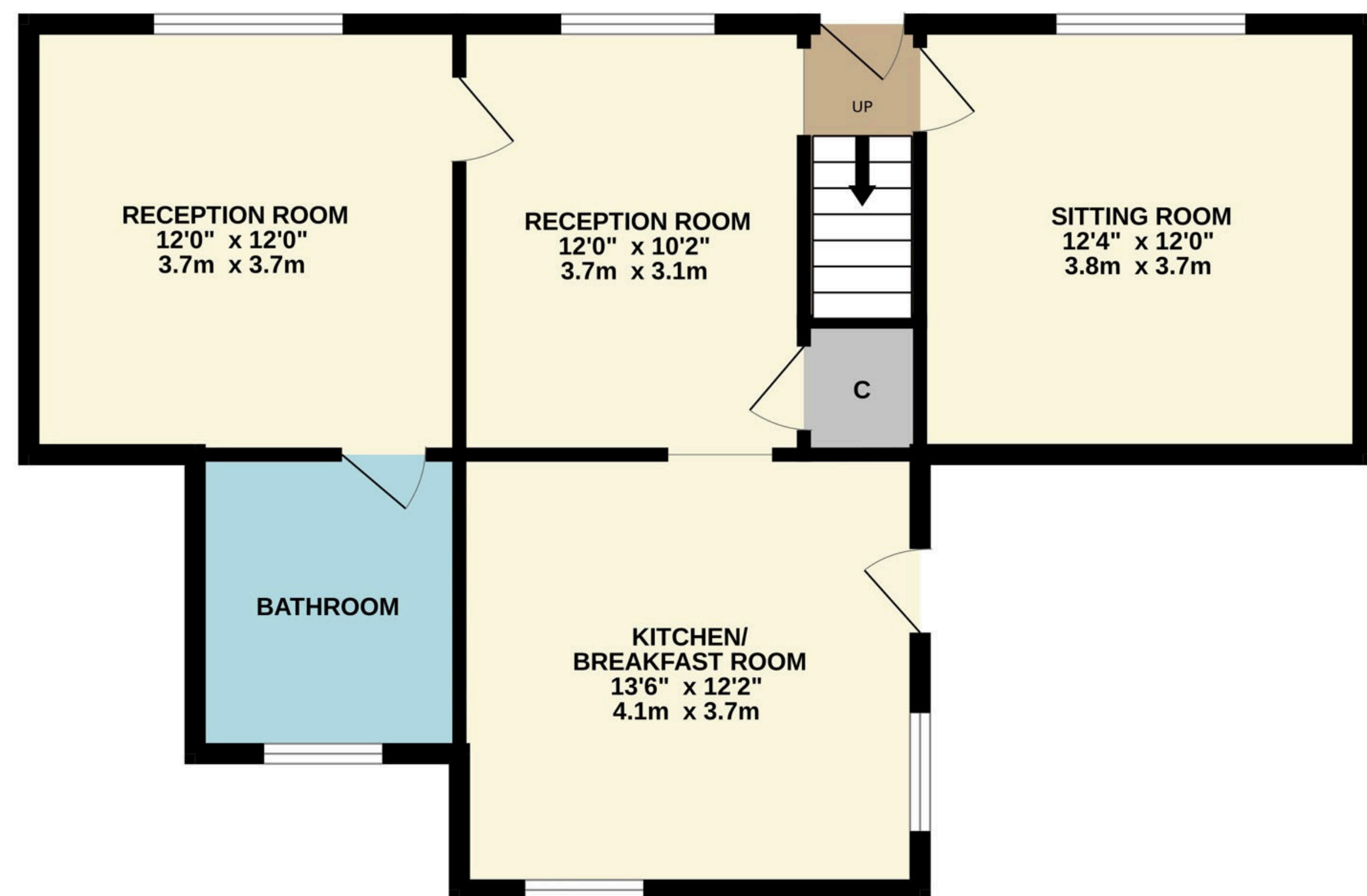
Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1101 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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