



109 Main Street
BURTON JOYCE

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BURTON JOYCE, NOTTINGHAMSHIRE, NG14 5EG

Steeped in character yet beautifully reimagined for modern living, 109 Main Street presents a rare opportunity to acquire a charming period cottage that has undergone an exceptional programme of renovation.

Thoughtfully restored from top to bottom, the property seamlessly blends timeless heritage features with carefully curated contemporary finishes, resulting in a home that is both full of personality and entirely move-in ready.

From the exposed beams and original brick fireplace to the bespoke shaker-style kitchen, elegant bathroom suite and heritage-inspired joinery, every detail has been considered with quality and longevity in mind. Outside, the generous landscaped garden enjoys an enviable backdrop of rolling countryside, while the newly created entertaining terrace and restored brick outbuilding further enhance its appeal. Ideal for first-time buyers, downsizers or those seeking a turnkey village home, this delightful cottage offers style, practicality and charm in equal measure.





The front door opens into a welcoming sitting room where character immediately takes centre stage. Exposed ceiling timbers and an impressive original brick fireplace provide warmth and authenticity, complemented by stylish herringbone flooring, modern lighting and newly installed windows that flood the room with natural light. Finished in a refined neutral palette, the space offers a comfortable and inviting environment for both everyday living and entertaining.



To the rear, the kitchen has been completely redesigned with an elegant range of bespoke shaker-style cabinetry, quartz work surfaces and a classic Belfast sink paired with brushed brass fittings. Integrated appliances are neatly incorporated into the design, while exposed ceiling beams continue the cottage aesthetic and full-height glazed doors provide an abundance of natural light together with direct access onto the rear terrace and garden. The result is a practical yet beautifully executed space that perfectly balances traditional charm with modern convenience.





The first floor offers two bedrooms, each finished to the same exacting standard found throughout the home. The principal bedroom is an excellent double, enjoying generous proportions, soft neutral décor, creating a peaceful retreat at the end of the day.

The second bedroom is ideal as a guest room, nursery or home office and similarly benefits from tasteful presentation and elevated views across the rear garden towards the surrounding countryside.

Serving both bedrooms is a luxurious bathroom that has been transformed into a contemporary sanctuary. Featuring a striking freestanding bath with wall-mounted fittings, separate walk-in shower enclosure with glazed screen, modern vanity unit and quality sanitaryware, the room combines clean architectural lines with understated elegance. Carefully selected finishes and heritage-inspired details ensure it complements the character of the property while delivering all the comforts expected of a high-end renovation.





grounds & gardens

Outside, the property continues to impress with an attractive front lawn that enhances its charming kerb appeal.

The rear garden is a particular highlight, having been thoughtfully landscaped to create a generous and private outdoor space with new fencing and far-reaching views towards mature trees and the surrounding countryside.

A spacious slate terrace provides the ideal setting for al fresco dining and entertaining, while the restored brick-built garden store adds both character and useful storage. Beautifully maintained and ready to enjoy, the gardens perfectly complement this fully renovated cottage.



local amenities

Located in the heart of the sought-after village of Burton Joyce, the property is perfectly placed to enjoy a wide range of everyday amenities, including independent shops, cafés, traditional pubs, a pharmacy, medical facilities and well-regarded schools. Burton Joyce railway station is within easy reach and offers direct services to Nottingham, while excellent road links provide convenient access to the city and surrounding areas.

The village is also surrounded by picturesque countryside and scenic riverside walks, creating an ideal setting for those seeking a peaceful lifestyle without compromising on connectivity or convenience.



services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired central heating. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details

Approximate Gross Internal Area = 52.7 sq m / 567 sq ft
Garden Stores = 3.0 sq m / 32 sq ft
Total = 55.7 sq m / 599 sq ft



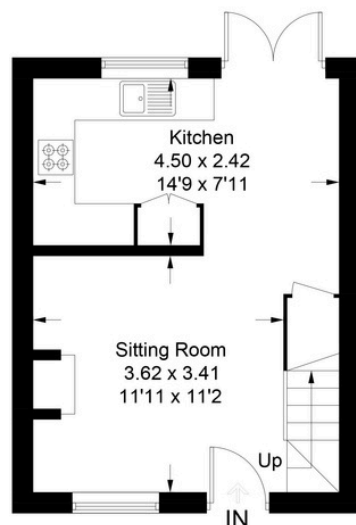
Local Authority: Gedling
Borough Council
Council Tax Band: B

Tenure: Freehold

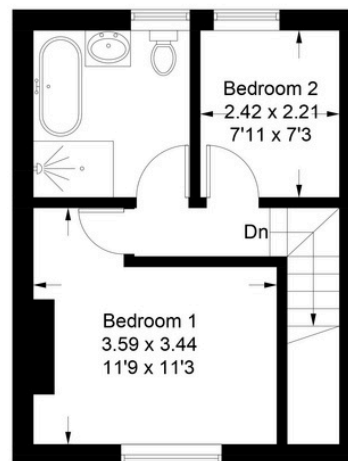
EPC rating: 73 | C
EPC potential: 83 | B

Possession: Vacant
possession upon
completion.

Plans: The site and
floor plans forming part
of these sale particulars
are for identification
purposes only. All
relevant details should
be legally checked as
appropriate.



Ground Floor



First Floor

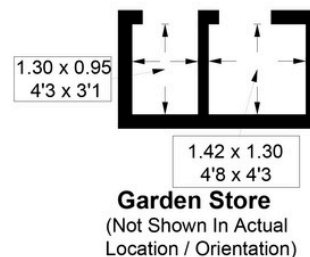


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01159 505 444
nottingham@digbyandfinch.com
12 Main Road, Radcliffe on Trent, NG12 2FH

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