



## Five Bedroom Detached Cottage located in central Beeston.

Asking Price Of  
£1,150,000

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**M** **MERRITT ESTATES**  
SALES, LETTINGS & PROPERTY MANAGEMENT

# The Old Cottage

## 2 West End Beeston Nottingham NG9 1GL



5



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EPC

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3,604  
sq ft

Merritt Estates are delighted to present this truly unique and characterful Grade II listed period cottage, offering an exceptional opportunity to acquire a substantial and highly versatile five-bedroom home in the sought-after West End conservation area of Beeston.

Rarely do properties of this calibre and flexibility come to the market, combining historic charm with generous living accommodation, extensive gardens, and a self-contained annex.

Set within attractive front and rear gardens, the property benefits from ample parking and a double garage, providing both practicality and convenience for modern family living. Internally, the home is thoughtfully arranged to maximise space and versatility, making it ideally suited to growing families, multi-generational living, or those seeking work-from-home options.

The ground floor offers an impressive and flexible layout with a spacious kitchen that flows seamlessly into a large through dining and lounge area. Additional accommodation includes a separate living room, a cosy snug, a home office, and a ground floor bedroom, alongside convenient shower and WC facilities. This level provides a wealth of adaptable living space to suit a variety of lifestyles.

To the first floor, the property continues to impress with three well-proportioned double bedrooms. The principal bedroom benefits from a dedicated dressing area and walk-in wardrobe, while the second bedroom also features its own walk-in wardrobe. The third bedroom enjoys access to an additional dressing room. These rooms are well served by both a family bathroom and a separate shower room, ensuring practicality for busy households.

A standout feature of the property is the self-contained annex, offering excellent potential for independent living and guest accommodation. The annex comprises a comfortable lounge/dining area with a shower room on the ground floor, and a spacious double bedroom to the first floor.

Further benefits include gas central heating throughout and the significant advantage of no upward chain, allowing for a smoother and potentially quicker purchase process.

Combining period charm with substantial and flexible accommodation, this delightful 'Old Cottage' represents a rare opportunity, and early viewing is highly recommended to fully appreciate all that is on offer.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).  
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



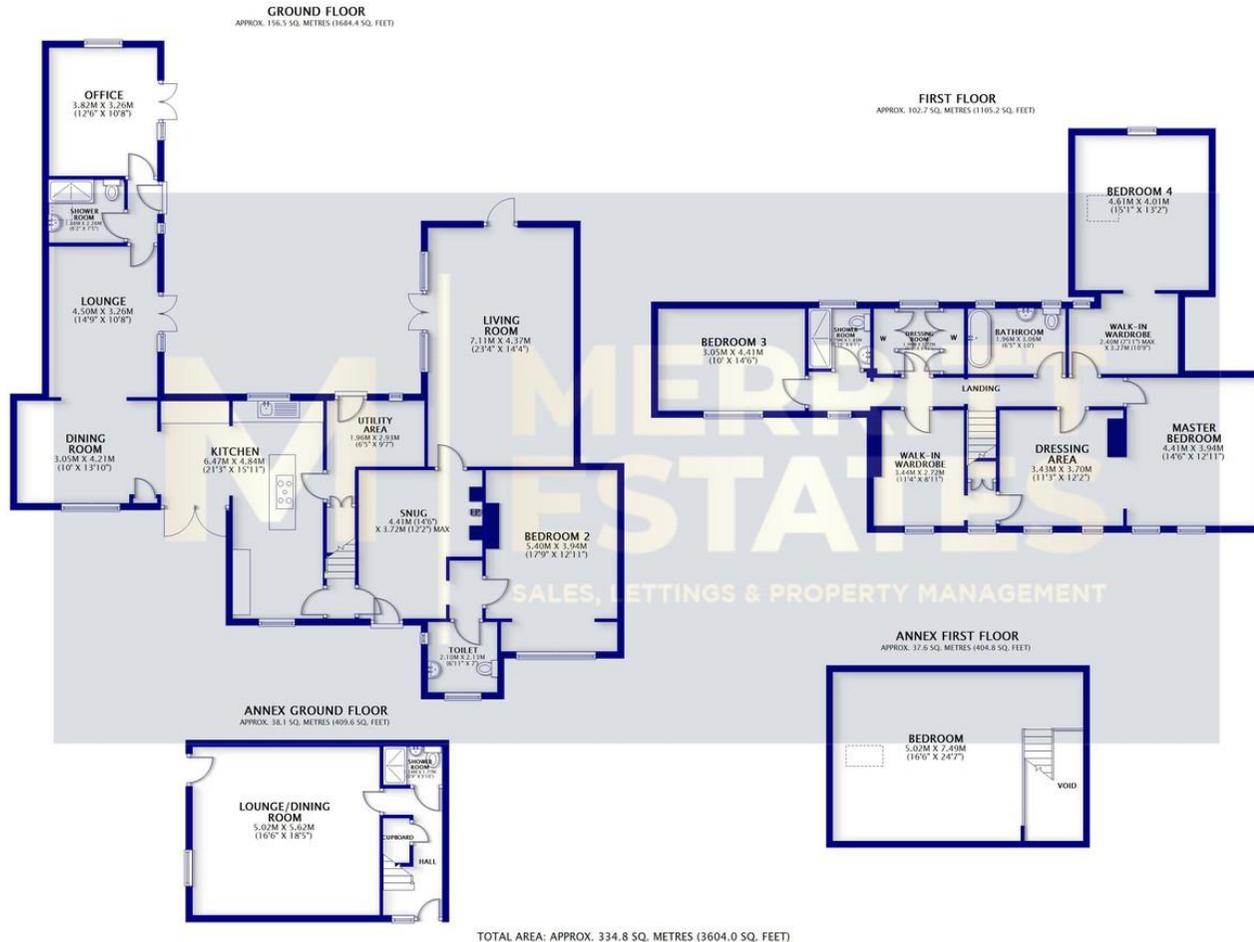


**The Old Cottage, 2 West End, Beeston, Nottingham, NG9 1GL**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



# FLOORPLAN



## CONTACT

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