



LAND & ESTATE AGENTS

"THE COTTAGE"
165 TOLLERTON LANE
TOLLERTON
NOTTINGHAMSHIRE
NG12 4FT



A TRADITIONAL SEMI - DETACHED PERIOD COTTAGE ON THE EDGE OF THE OLD VILLAGE
RESPONSIBLY MAINTAINED AND THOUGHTFULLY EXTENDED WITH A HIGH REGARD
FOR THE CHARACTER AND PROPORTIONS OF THE ORIGINAL BUILDING
CREATING A VERY APPEALING PROPERTY.

PRICE GUIDE £510,000

www.smithandpartners.co.uk

01636 815544

165 TOLLERTON LANE TOLLERTON NOTTINGHAMSHIRE NG12 4FT

A traditional semi-detached period cottage on the edge of the old village which has been thoughtfully extended with a respect for the character and proportions of the original building, creating a very appealing “country cottage” remarkably close to open countryside and to first class West Bridgford amenities.

165 Tollerton Lane was formerly a property within the estate of Tollerton Hall serving as the village Post Office before being purchased by the current owner at auction in September 1980, since when it has served as the settled and well-loved home of Dr Christopher and Mrs Hazel Salisbury.

In September 1992, Julian Owen Associates Architects secured planning consent for a carefully planned extension to the property which has complemented the original feel of the cottage with the building work being completed by CR Crane and Son, a small local building contractor which was renowned for its exemplary standard of workmanship.

Immense care was taken under the supervision of the owners to preserve the character of the cottage through the use of traditional or reclaimed building materials. In turn, a significant further investment was made in the original building with handmade replacement York sliding timber windows and professional drylining to the external walls of the cottage.

The main sitting room is a lovely spacious room overlooking the garden on the west side of the property whilst the remaining rooms extend in sequence along the east elevation of the original cottage overlooking the shrubbery south garden, with an aspect along the appealing wooded street scene of the old village.

It is rare to find a period cottage of this calibre offering potential for considered upgrading, on the open market in a comparable location in South Nottinghamshire.

FLOORPLANS *FOR IDENTIFICATION PURPOSES – NOT TO SCALE*



ENTRANCE PORCH – INNER LOBBY	
LARGE SITTING ROOM	5.66m x 3.33m (18'7" x 10'11")
DINING ROOM	3.54m x 4.31m (11'7" x 14'2")
STUDY	3.54m x 3.51m (11'7" x 11'6")
KITCHEN	3.54m x 3.32m (11'7" x 10'11")



UPPER LANDING	
BEDROOM ONE	5.66m x 3.33m (18'7" x 10'11")
BATHROOM	3.54m x 3.23m (11'7" x 10'7")
BEDROOM TWO	3.54m x 4.31m (11'7" x 14'2")
BEDROOM THREE	3.54m x 3.51m (11'7" x 11'6")

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SPECIAL NOTE

Please note the Seller has not secured the purchase of a property for her future occupation when arranging viewings preference will be given to interested parties who would be able to consider a deferred completion.

CENTRAL HEATING

Central Heating is by a conventional Worcester natural gas central heating boiler circulating to pressed steel radiators throughout the property.

ENERGY PERFORMANCE CERTIFICATE RATING - D

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 0380-2588-4630-2206-0431

MAINS SERVICES

All mains services are connected to the property.

LOCAL AUTHORITY *Council Tax Banding - E*

Rushcliffe Borough Council
Rushcliffe Arena, West Bridgford, Nottingham NG2 7YG
www.rushcliffe.gov.uk
0115 981 9911

VIEWING ARRANGEMENTS

Please note that viewings are strictly by appointment by contacting us on 01636 815544, or by e-mail; sales@smithandpartners.co.uk

LOCATION PLAN NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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