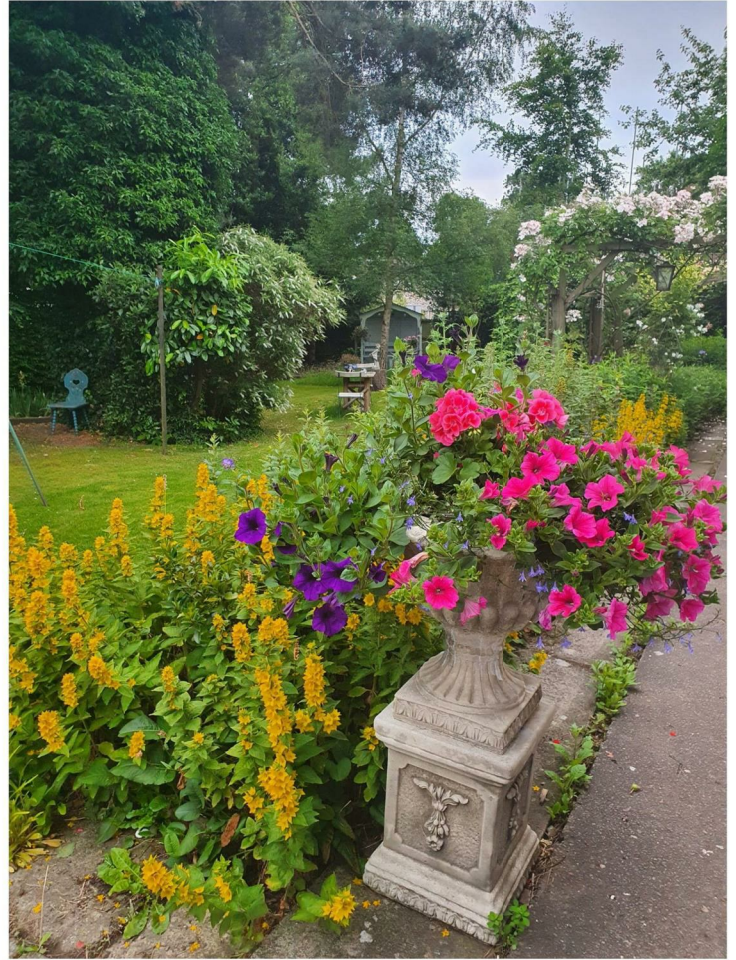


Robert Ellis

look no further...



Manor Court,
Bramcote, Nottingham
NG9 3DR

£650,000 Freehold

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Tucked away from the hustle and bustle of everyday life, in a private courtyard development is this farm building (attached to the Tudor Manor House) dated late 1800's which was then converted to a cottage in 1925 and this one was the one owned by the architect who designed the conversions of all of the farm buildings in the courtyard

This period property forms part of manor court, these buildings originally being, part of the larger estate of Bramcote Manor House, one the significant historical homes in the area owned by a number of founding families, including the Hanley's, Sherwin's and Longden, names that are still known today.

What makes manor court extremely special is the beautiful tranquil environment set around a sumptuous, shared courtyard style garden, with pond which attracts and abundance of wildlife, and a shared private road with two access points: one onto Town Street with a remotely controlled five bar gate and one from Peachey Way, next to the cottage.

The property enjoys its own private substantial gardens which are set to the rear of the property and have lawns and mature beds and plenty of seating areas.

This charming cottage offers an abundance of original features, the current owner has styled the property and preserved the character, making it a comfortable yet spacious family home.

There is a generous farmhouse style family kitchen, great for socialising and entertaining, a generous living room with open fireplace and formal dining room that could equally be used as an additional sitting room etc. There are four well-proportioned bedrooms, a principle with en-suite shower room, and there is a family bathroom with a period style suite, including a rolled bath with clawed feet.

The property is centrally heated with an oil-fired boiler and there is an Aga Range, oil fired that is the centre piece of the family kitchen. There is a single garage to the adjacent block with others, with parking for one vehicle in front.

Manor Court is located within the Bramcote conservation area and whilst giving the illusion of seclusion, it is far from isolated and being extremely well positioned for local schools for all ages and good road networks linking Nottingham and Derby (The A52), the vibrant market town centre of Beeston is just over a mile away which offers a great variety facilities, a thriving day and night time economy, again with great transport links including bus, trams and rail. There is a traditional public house also within walking distance as is space and countryside.



Entrance Hall

19'8" x 3'11" increasing to 7'4" (6m x 1.21m increasing to 2.26m)

This spacious welcoming lobby with a dog leg staircase leading to the first floor, original quarry tiled floor which runs through into the kitchen, radiator, windows and front entrance door.

Cloaks/WC

A two-piece suite comprising: pedestal wash-hand basin, and low flush WC, access to store closet with cupboard housing the oiled fired boiler (central heating hot water).

Living Room

5.71m (plus bay window) x 4.37m (1.52m.21.64mm (plus bay window) x 1.22m.11.28mm)

Feature inglenook style fireplace with an original cast iron open fire and exposed brick chimney work with oak lintel. Two radiators, window to the side and bay window to the rear.

Dining Room

14'0" x 9'9" (4.27m x 2.98m)

Fireplace, radiator, window to the rear garden.

Family Dining Kitchen

18'8" x 13'10" (5.7m x 4.24m)

Presented in a farmhouse style with inset oil-fired Aga Range. Free-standing antique pieces including a Georgian house keeper's cupboard and a Victorian shop counter used as a worksurface and storage, Belfast sink, concealed space and plumbing for washing machine and dishwasher, windows to the front and rear elevations and stable door to the rear garden.

First Floor Landing

Access from a feature dog-legged staircase. Radiator, built-in airing cupboard with hot water cylinder and window to the front.

Bedroom One

14'2" x 9'10" (4.32m x 3m)

Feature cast iron fireplace, radiator, window to the rear and door opening into en-suite.

En-Suite

A three-piece suite comprising: wall mounted wash-hand basin, high flush WC, and walk-in shower enclosure. Radiator, window.

Bedroom Two

9'1" x 13'10" (2.79m x 4.22m)

Fitted wardrobe, radiator, window to the rear.

Bedroom Three

13'6" x 9'10" (4.12m x 3.02m)

Radiator, open fireplace, window to the rear.

Bedroom Four

14'4" x 8'8" (4.38m x 2.65m)

Original cast iron open fireplace, radiator, window to the side.

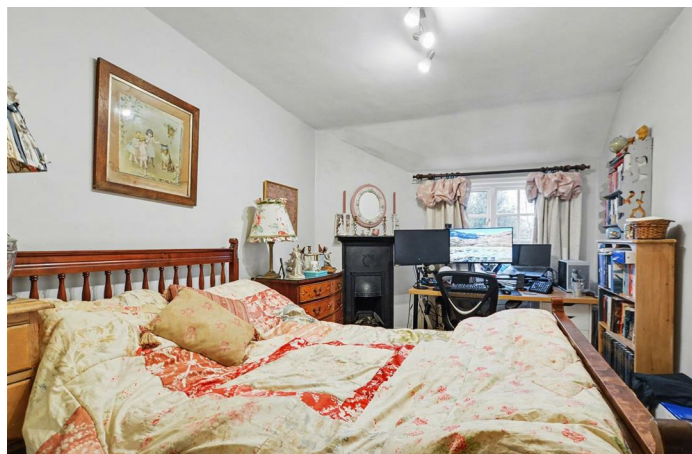
Family Bathroom

8'11" x 9'2" (2.72m x 2.81m)

A period style suite with pedestal wash-hand basin, high flush WC, and cast-iron bath with claw feet and mixer shower attachment. Radiator, windows.

Outside

The property enjoys a fantastic outlook to the front over the large mature communal gardens, which include a pond with reeds, many specimen trees and shrubs, and lawn. The property also enjoys a third of an acre substantial private rear gardens which are laid mainly to lawn with deep, well stocked beds and borders and a pathway running along one side to a useful potting shed, summer house to one corner. There is a lower-level garden also laid to lawn offering a good degree of privacy. The property has ownership of a single garage on an adjacent block which also has parking in front for one car. Outside of the fence boundary to the front corner, there is a verge, which we understand is also owned by the property, which provides for visitor parking.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.