

SUPERIOR HOMES

ROYSTON & LUND



Priory Cottage

Normanton-On-The-Wolds | NG12 5NL

£1,400,000

Royston & Lund are delighted to bring to the market 'Priory Cottage', a detached, extended family home occupying a glorious, private plot of approximately 1.7 acres, including a separate paddock, located at the top of a private road with no passing traffic in the highly sought after South Nottinghamshire village of Normanton on the Wolds.

Originally built in the early 1900's and re-modelled and extended in 1996, careful consideration was shown at the design stage to ensure the layout caters perfectly for modern living, the property features a large, open plan kitchen/diner/snug boasting full width bi-fold doors with a glazed gable and Velux windows allowing light to flood in, fitted with high quality integral appliances including induction hob, double ovens, microwave and warming drawers, dishwasher, built in fridge and freezer and the all important wine fridge. A generous, dual aspect main reception room features an inglenook fireplace complete with a log burner for the cosier evenings. A second reception room offers the versatility to be used as a separate dining room for the larger family gatherings if required, a play room for the younger members of the family or a teenagers retreat.

The remainder of the ground floor comprises a welcoming entrance porch with storage space, ideal for after a long walk across fields or woodland trails, there's plenty of space to kick off muddy wellies, hang coats, and leave walking gear before settling indoors. Practical yet full of rustic charm, this inviting entrance is ideal for embracing countryside living, whatever the season.

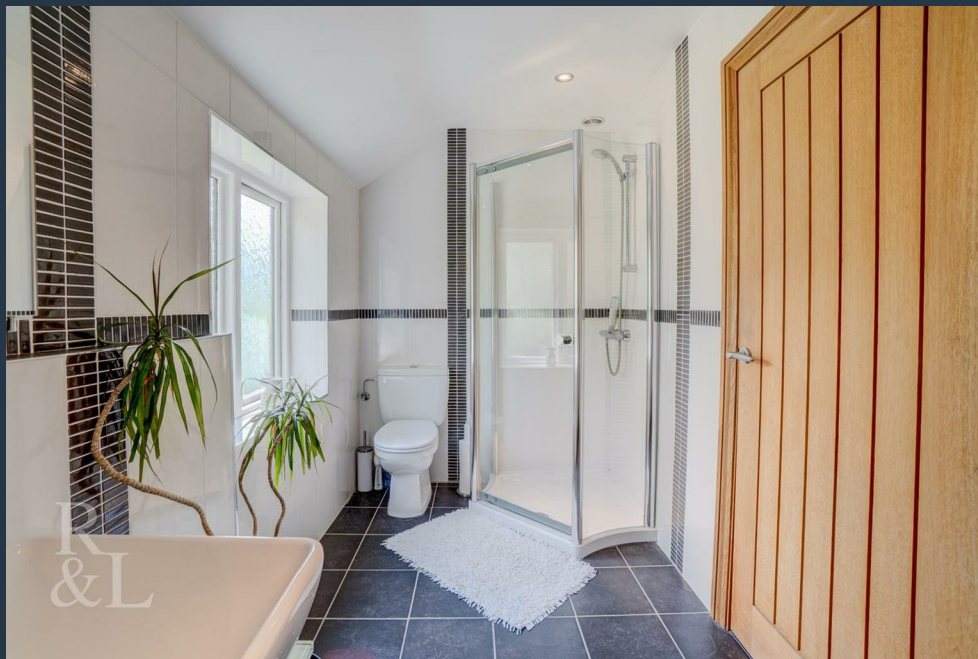




- **SEE FULL VIDEO TOUR**
- Open Plan Kitchen/Diner/Snug w/Bi-Fold Doors
- Four Bedrooms - Two En-Suites
- Large Garden + Separate Paddock (circa. 1.7 ac total)
- Detached Double Garage
- Gated Driveway w/Ample Parking
- Superb Transport Links
- Highly Sought After Village Location
- EPC Rating: D
- Council Tax Band: D - Freehold











To the first floor, the generous, dual aspect master bedroom overlooks the garden with far reaching views and benefits from an en-suite shower room complete with a hand wash basin, low level W/C and a walk-in shower. Bedroom two also benefits from an en-suite shower room with bedrooms three & four both still being doubles sharing a family bathroom comprising a wash hand basin, low level W/C, bath and separate shower

Externally the property benefits from a detached double garage complete with lighting and power, a brick built storage shed and a timber gazebo also benefitting from lighting and power with the current owners having a fridge and heater in place.

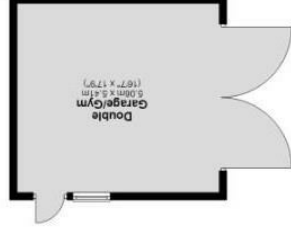


To the front of the property there is a five-bar electric gate and a separate pedestrian gate giving access to a huge gravel driveway providing ample off-street parking. There are two patio areas and a large lawned area enclosed by fencing and hedging complimented by a selection of fruit trees, shrubs, bushes and a pond. A five-bar gate at the rear of the garden gives access across the footpath to a separate paddock enclosed with post-and-rail fencing and its own five-bar gate.



Normanton on the Wolds is a quaint, picturesque village backing on to open countryside benefitting from a multi-award winning village pub and is ideally located within easy reach of West Bridgford, Nottingham City Centre, the A46 and A52. Direct access from the garden of Priory Cottage to 'The Wolds Way' leads across the rolling Wolds Hills through open countryside for miles.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential	Current	Potential
(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		EU Directive 2002/91/EC	
		England & Wales	
		Energy Efficiency Rating	
		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Potential	Current	Potential
(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 CO2 emissions		EU Directive 2002/91/EC	
		England & Wales	
		Environmental Impact (CO2) Rating	
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		England & Wales	
		Energy Efficiency Rating	
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