



**Hollies Farm The Posts, Cropwell Butler,
Nottinghamshire, NG12 3AS**

£550,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Truly Individual Character Conversion
- 3 Double Bedrooms
- 3 Bath/Shower Rooms
- Wealth Of Character & Features
- Private Established Gardens
- In The Region Of 1,760 Sq.Ft.
- 2 Receptions
- Open Plan Dining Kitchen
- Ample Off Road Parking
- Quiet Backwater Location

We have pleasure in offering to the market this truly individual, part attached, period conversion of an interesting, single storey, former barn with later additions, combining to create a fantastic level of internal accommodation which lies in the region of 1,760 sq.ft.

The property has been refurbished and modernised over the years, providing both contemporary and traditional elements with tasteful decoration as well as a wealth of character and features, many rooms have exposed beams and internal brickwork.

The property boasts three double bedrooms as well as three bath/shower rooms. The principle bedroom is a particularly generous suite of generous proportions comprising a stunning double bedroom with a high vaulted ceiling with exposed king post and truss, a walk through dressing room and ensuite facilities. Bedroom 2 again offers an attractive part vaulted ceiling and links through to a Jack n' Jill ensuite shower room which also links into an inner hallway providing cloak room facilities for guests. In addition there is a further main bathroom.

The property boasts two main reception areas comprising an attractive dual aspect sitting room with log burning stove and a light and airy garden room with windows and bifold doors out into the rear garden as well as a central sky lantern flooding this room with light, providing a versatile space for either living or dining. The hub of the home is the central, open plan, dining kitchen which is well appointed with a generous range of units providing an excellent level of storage as well as a large central peninsula unit providing a fantastic working area, perfect for the keen cook. This area is then, in turn, completed by a separate utility room.

Due to the nature of its single storey layout the property offers considerable versatility opening it up to a wide variety of prospective purchases, whether it be professional couples, young families or alternatively those downsizing from larger dwellings looking for a bespoke single storey home within this highly regarded and much sought after village.

As well as the main accommodation the property occupies an attractive secluded plot tucked away on a private road at the heart of the village, with ample off road parking and gardens to three sides, the main gardens benefitting from a south to westerly aspect.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

CROPWELL BUTLER

Cropwell Butler has a public house and village hall and is conveniently placed for both the A46 and A52. Further amenities are available in the adjacent village of Cropwell Bishop including primary school, local shops/post office, health centre, public houses and church with further facilities available in nearby Radcliffe on Trent and Bingham.

AN ATTRACTIVE OPEN FRONTED PORCH WITH COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

MAIN ENTRANCE HALL

15'11" x 8'6" (4.85m x 2.59m)

A well proportioned entrance vestibule having an aspect down the garden at the front and is large enough to accommodate a study area and having an open doorway leading through into:

L SHAPED INNER HALLWAY

Offering an excellent level of storage having built in cupboards, central heating radiator concealed behind feature cover, airing cupboard housing hot water system and further doors leading to:

DINING KITCHEN

19'2" x 13'5" (5.84m x 4.09m)

A fantastic, well proportioned, open plan space which benefits from a dual aspect having double glazed window into the rear garden and French doors into the garden room at the side. The kitchen is large enough to accommodate both a living and dining space, being open plan to a well appointed kitchen with a considerable range of integrated wall and base units with hand painted door fronts and generous runs of quartz preparation surfaces, including a central peninsula unit with integral breakfast bar providing an informal dining space as well as a fantastic working area, ideal for the keen cook, having an integrated Villeroy & Boch ceramic sink with articulated mixer tap. The kitchen having space for a free standing range with splash back and chimney hood over, room for a free standing fridge freezer, a built in larder unit, a shelved dresser unit, inset downlighters to the ceiling and an attractive slate tiled floor.

Double doors lead through into:

GARDEN ROOM

14'5" x 11'8" (4.39m x 3.56m)

A well proportioned reception flooded with light, benefitting from double glazed windows to two elevations as well as bifold doors at the rear and central clear glass sky lantern. The room is perfect as an additional sitting room, having a slated tiled floor and inset downlighters to the ceiling, providing an extra sitting/dining space with pleasant aspects.

Returning to the inner hallway a glazed internal door leads through into:

MAIN SITTING ROOM

17' x 13'5" (5.18m x 4.09m)

Benefitting from a dual aspect with double glazed windows to the front and side, the focal point of the room being a chimney breast with stone hearth, inset gas stove and shelved alcove to the side with low level storage cupboard. The room also having a coved ceiling and inset downlighters.

Returning to the inner hallway further doors lead to:

BEDROOM 3

12'5" x 9'7" (3.78m x 2.92m)

A well proportioned double bedroom which offers the versatility to be utilised as a further reception space if required, having built in wardrobes with overhead storage cupboards, coved ceiling and double glazed window overlooking the garden.

UTILITY

7' x 9'6" (2.13m x 2.90m)

A useful space fitted with wall, base and drawer units with contemporary gloss fronted doors, butchers block effect work surface with inset ceramic sink and drain unit with chrome mixer tap and metro style tiled splash backs, oak effect flooring, plumbing for washing machine, space for further free standing appliances and composite double glazed exterior door into the garden.

BATHROOM

9'7" x 5'6" (2.92m x 1.68m)

An L shaped room beautifully appointed with a contemporary suite which comprises P shaped shower bath with glass screen and chrome mixer tap and wall mounted shower mixer over with both independent handset and rainwater rose and tiled splash backs, WC with concealed cistern with vanity surface and storage cupboard over, separate vanity unit with inset rectangular washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, inset downlighters to the ceiling and obscured double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL A COTTAGE STYLE DOOR LEADS THROUGH INTO:

INNER HALLWAY

13'5" x 3'3" (4.09m x 0.99m)

Having attractive décor with dado rail with contemporary wall paper beneath, barrel vaulted ceiling, double glazed window to the front and, in turn, further doors to:

PRINCIPLE BEDROOM SUITE

16'11" x 17'9" max into dressing room (5.16m x 5.41m max into dressing room)

A superb principle suite which offers approximately 300 sq.ft. of floor area comprising a fantastic well proportioned double bedroom with walk through dressing room and ensuite facilities.

BEDROOM

16' max x 11'9" max (4.88m max x 3.58m max)

Having a superb high cathedral ceiling with exposed central king post, truss and purlins, two central heating radiators behind feature covers and double glazed French doors.

An open doorway leads through into:

WALK THROUGH DRESSING ROOM

6'2" into wardrobes x 5'11" (1.88m into wardrobes x 1.80m)

Having fitted full height wardrobes with mirrored door fronts, double glazed window and a further door leading through into:

ENSUITE BATHROOM

9'11" x 5'10" (3.02m x 1.78m)

Having a modern suite with a traditional slant, comprising double ended free standing bath with mixer tap and integral shower handset, close coupled WC and vanity unit with inset moulded washbasin with chrome mixer tap, traditional style column radiator, picture rail, inset downlighters to the ceiling and attractive marble effect tiled floor.

BEDROOM 2

12'8" max x 16'6" max (3.86m max x 5.03m max)

A well proportioned L shaped double bedroom with Jack n' Jill ensuite facilities, providing an interesting space that could be utilised for both a bedroom or reception, the room having an initial full height vaulted ceiling with exposed king post, truss and purlin, shelved alcove, access to an elevated loft space above, central heating radiator concealed behind a feature cover and a further door leading through into:

JACK N' JILL L SHAPED SHOWER ROOM

8'8" max x 6'9" max (2.64m max x 2.06m max)

Linking back into the inner hallway and could be utilised as a cloaks area, shower room for guests or ensuite facilities for Bedroom 2. The room is appointed with a modern suite comprising shower enclosure with wall mounted mixer and rose over, vanity unit with WC with concealed cistern and a further separate vanity unit with inset washbasin with chrome mixer tap and tiled splash backs and contemporary towel radiator.

EXTERIOR

The property occupies a pleasant, established, secluded plot tucked away off a small close right at the heart of the village, set well back behind a walled frontage beyond which lies a good level of off road parking and a level lawn with established borders with a range of trees and shrubs. The front door is approached by an initial terrace and, in turn, an attractive timber framed traditional style porch and the main entrance. The main gardens lie to the south and west and link back into the garden room providing a fantastic outdoor entertaining area which is mainly laid to lawn but with established trees and shrubs and a secluded courtyard area at the rear. The property is enclosed to all sides in the main by brick walls providing a secure outdoor space perfect for families.

COUNCIL TAX BAND

Rushcliffe Borough Council - F

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property is located within the village conservation area and is noted to be of "interest" within the village but NOT listed.

The property has a Hive Heating System.

The property has a smart alarm system with a local agent.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

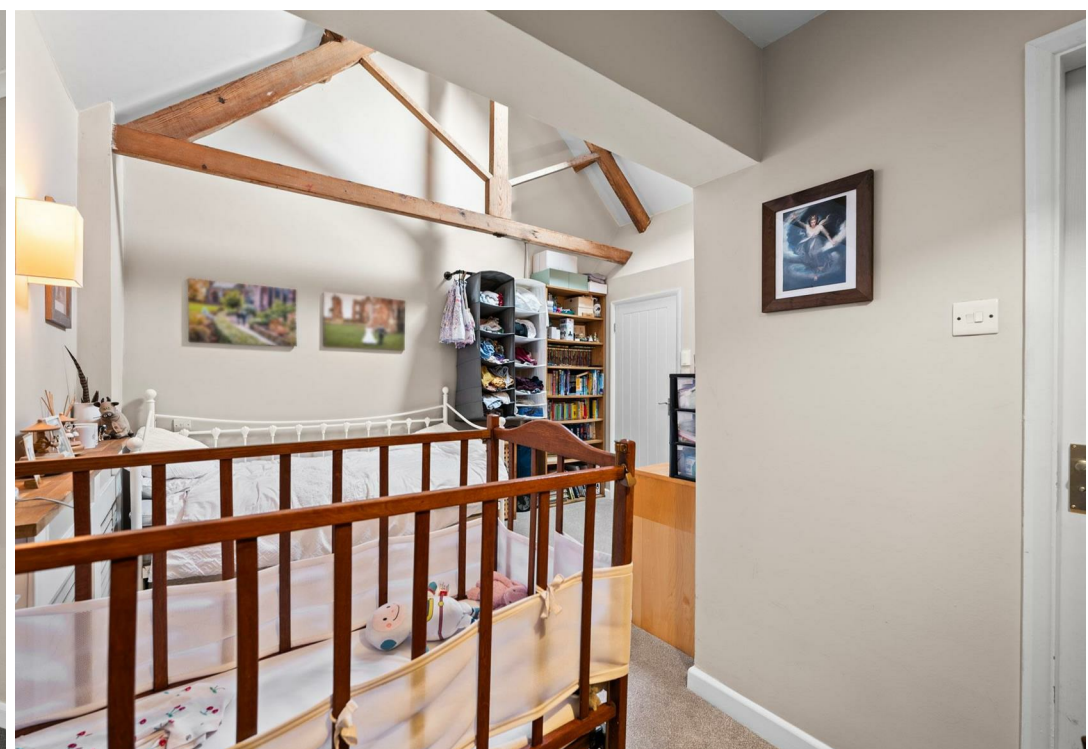
<https://www.gov.uk/search-register-planning-decisions>





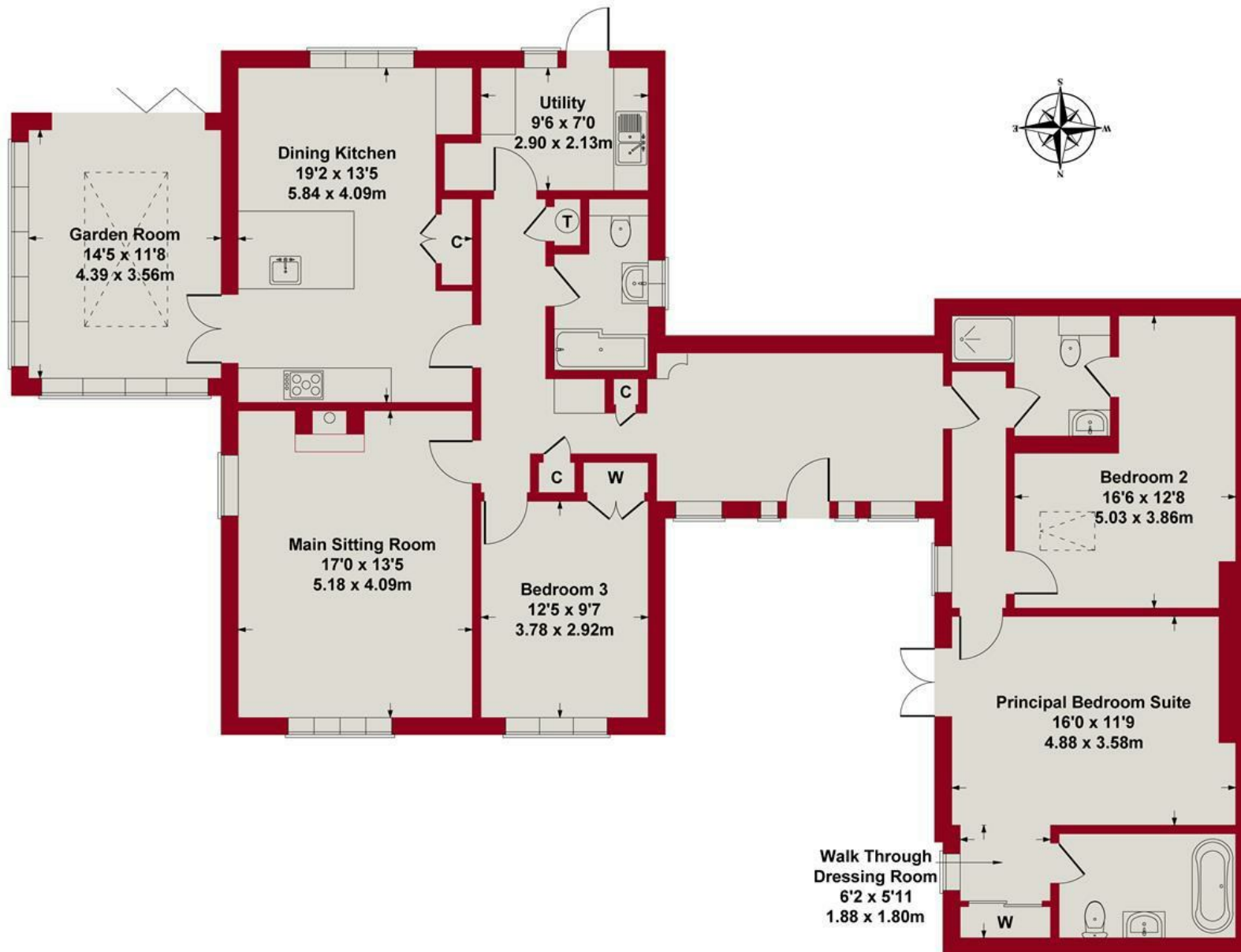












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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		
	67	78
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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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