



**Whipling Farm, Main Street, Whatton,
Nottinghamshire, NG13 9EP**

Offers Around £750,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An impressive well-proportioned detached former farmhouse which has been tastefully restored and refurbished throughout offering a sprawling level of internal accommodation approaching 4,000 sq ft and available with no upward chain.

The property offers a considerable level of character which begins with its aesthetically pleasing bay fronted facade behind which lies a substantial level of versatile accommodation perfect for large or extended families particularly making use of the attached two storey annexe.

The accommodation comprises an initial entrance hall which leads through into two main reception rooms including a substantial drawing room with dual aspect, bay window to the front, open fireplace and access out into the rear garden. In addition there is a spacious open plan dining kitchen which has been appointed with a range of bespoke oak fronted units and granite work surfaces., this in turn links through into a useful laundry with ground floor cloaks. To the first floor are five double bedrooms and three bath/shower rooms.

Attached to the rear of the house is a substantial two storey annexe which provides approximately 500 sq ft of additional accommodation, perfect for teenagers or extended families, or even utilised as a home office. This area comprises a generous ground floor reception space with staircase rising to a double bedroom and ensuite.

The property occupies a delightful position at the heart of this highly regarded conservation village overlooking a central paddock to the front, with enclosed courtyard style garden to the rear which has been designed for low maintenance living with electric gate access leading onto a substantial blockset driveway and double garage with attached store.

Overall this is an excellent opportunity to acquire a unique individual home on a pleasant low maintenance corner plot benefitting from the aesthetics expected from a Period home with the advantages of a modern contemporary interior.

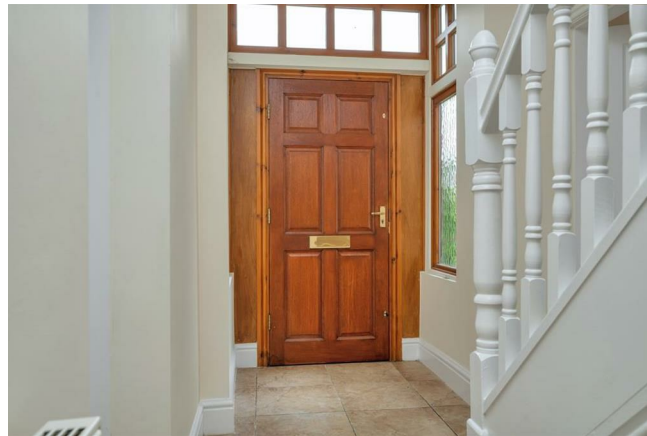
Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further amenities can be found in the adjacent village of Aslockton including well regarded primary school, public house, post office/shop and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

WHATTON

Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further amenities can be found in the adjacent village of Aslockton including outstanding primary school, public house and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

ENTRANCE DOOR LEADS THROUGH INTO AN ATTRACTIVE INITIAL;

ENTRANCE HALL



Having tiled floor, access into a two compartment vaulted cellar, staircase rising to the first floor, rear passage way with door leading through into the rear garden and further doors leading to:

DRAWING ROOM

30'7 x 18'1 (9.32m x 5.51m)



A substantial main reception benefitting from a dual aspect as well as walk-in bay window, having brick fireplace with open grate, French doors leading into the rear garden.



DINING ROOM

17'11 x 16'11 (5.46m x 5.16m)



A versatile second reception ideal as a formal dining room having bay window to the front elevation, feature fireplace.

BREAKFAST KITCHEN



Incorporating kitchen, breakfast area, laundry room, and shower room.

KITCHEN AREA

15'10 x 10'11 (4.83m x 3.33m)



Fitted with a generous range of wall, base and drawer units with granite work surfaces, under-mounted Belfast style sink with chrome mixer tap, granite splashbacks, integrated dishwasher, fridge, freezer, Rangemaster stainless steel range with extractor over, inset downlighters to the ceiling, tiled floor.

BREAKFAST AREA

13'5 x 10'3 (4.09m x 3.12m)



LAUNDRY AREA

12'6 x 7'2 (3.81m x 2.18m)



Having fitted wall and base units, rolled edge laminate work surface with inset stainless steel sink unit, integrated washing machine, tumble dryer, additional freezer.

SHOWER ROOM



Having shower cubicle, wash hand basin, close coupled wc, tiled floor.

FIRST FLOOR LANDING

A well proportioned spacious L-shaped landing leading to:

MASTER BEDROOM

18'1 x 13'11 (5.51m x 4.24m)



Having dual aspect and built-in wardrobes.

ENSUITE SHOWER ROOM



Having shower enclosure, close couple wc, wash hand basin, tiled flooring, heated towel rail.

BEDROOM 2

14'1 x 13'3 (4.29m x 4.04m)



A double bedroom with dual aspect and built-in wardrobes, storage cupboards and door to:

ENSUITE SHOWER ROOM



Having shower enclosure, low level wc, wash hand basin, tiled flooring.

BEDROOM 3

12'3 x 10'8 (3.73m x 3.25m)



A double bedroom with built-in wardrobes and cupboards, window to the front elevation

BEDROOM 4

14'11 x 10'8 (4.55m x 3.25m)



Having built-in wardrobe, windows to both the side and rear elevations.

BEDROOM 5

13'6 x 9'8 (4.11m x 2.95m)

Having built-in wardrobe and cupboard, windows to the side elevations

FAMILY BATHROOM



Beautifully appointed with a free-standing roll top bath with shower attachment over, separate shower enclosure, low level wc, wash hand basin, tiled splashbacks, tiled floor, built-in airing cupboard housing the hot water tank, heated towel rail.

ATTACHED ANNEXE

GROUND FLOOR RECEPTION

18'7 x 13'0 (5.66m x 3.96m)



Having electrical and plumbing positions for a kitchen, French doors leading out into the rear garden.



A staircase rises to the first floor where there is a:

DOUBLE BEDROOM

13'1 x 10'0 (3.99m x 3.05m)



Having aspect to the rear and door leading to:

ENSUITE BATHROOM



Having wash hand basin, low level wc, panelled bath with shower attachment over, tiled splashbacks, heated towel rail.

EXTERIOR

The property occupies a pleasant corner plot in the heart of this pretty conservation village overlooking a neighbouring paddock to the front, having post and rail fencing and pathway leading to the front door. The front garden is mainly laid to lawn and accessed off Whipling Close to the side is a pair of double electric gates which lead onto a substantial low maintenance block set driveway providing generous off road parking and leading to an attached;

DOUBLE GARAGE

22'8 x 18'6 (6.91m x 5.64m)



Having electric doors, power and light, useful workshop to the side.

REAR GARDEN



The majority of the garden is laid to lawn and enclosed by feather edge board fencing.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band F.

TENURE

Freehold

ADDITIONAL NOTE

Please note the property is currently let on a shorthold tenancy.

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:-

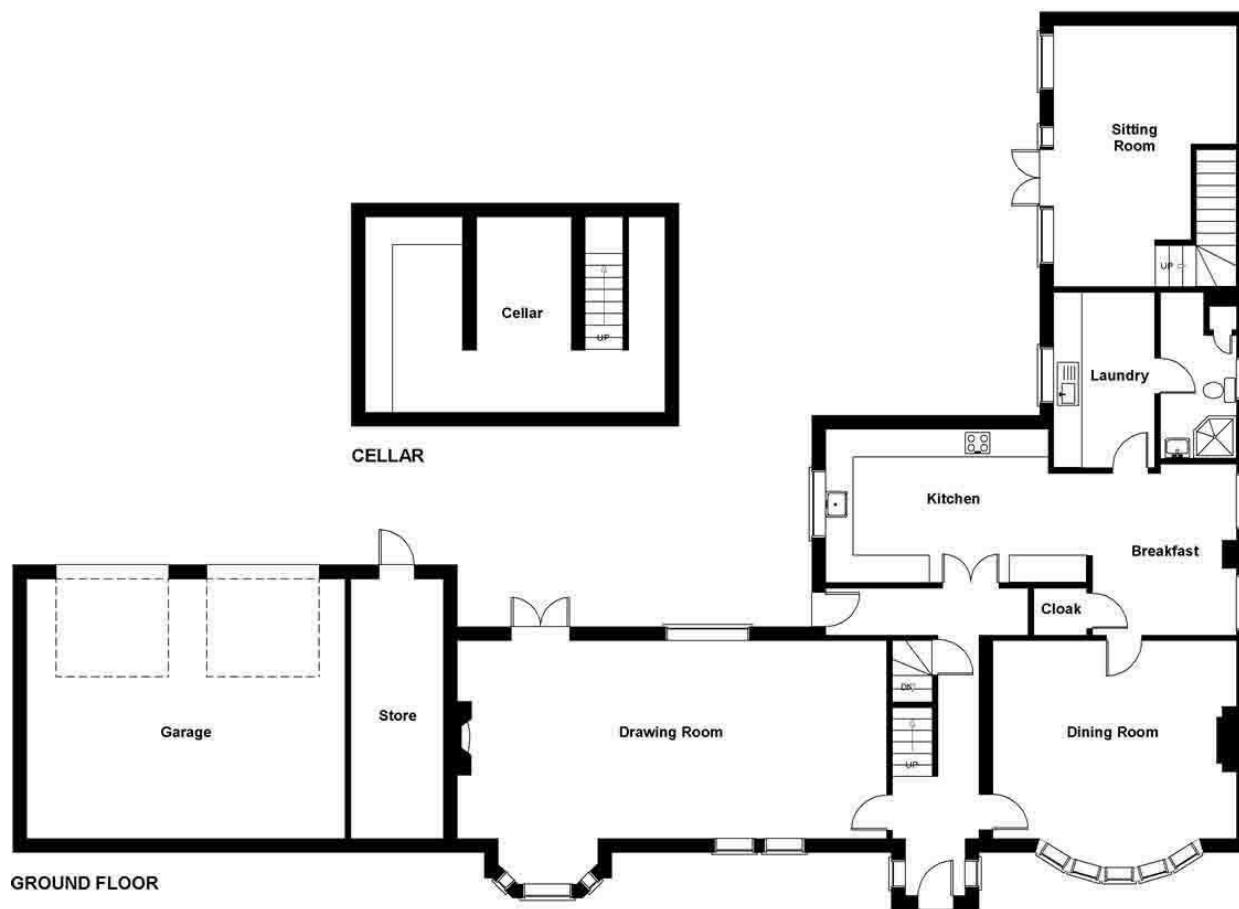
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

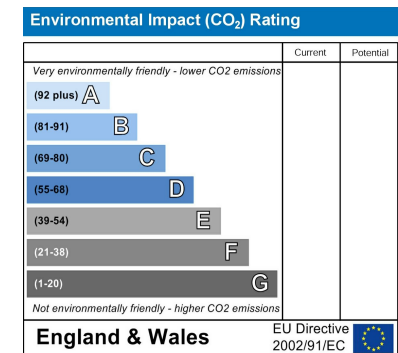
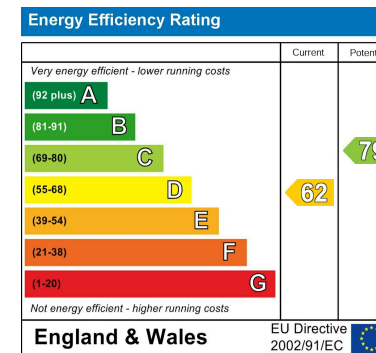
Planning applications:-

<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.



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



RICS



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