

HoldenCopley

PREPARE TO BE MOVED

Bestwood Lodge Stables, Arnold, Nottinghamshire NG5 8ND

Guide Price £280,000

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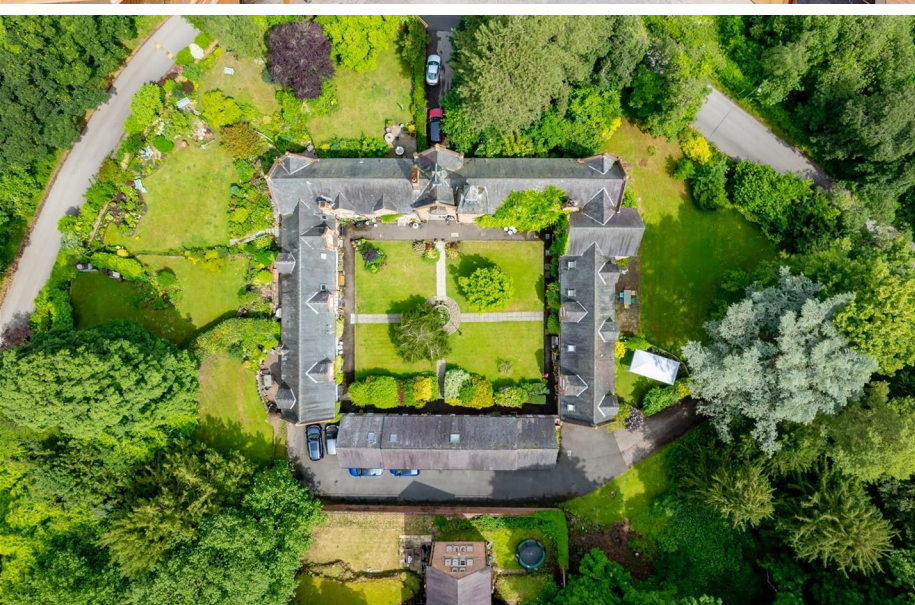
GUIDE PRICE £280,000 - £300,000

SPACIOUS ACCOMMODATION THROUGHOUT...

This family home is a Grade II listed converted stable is situated in a highly regarded private location surrounded by the stunning countryside with fantastic open views and walks within the country park woodland from the door. The property features a wealth of original features running throughout making truly a rarity to the open market and also allows the new buyers to put their own stamp on the property! To the ground floor there is an entrance hall, a store room, a spacious living room with a clear view woodburning stove, an open plan kitchen/diner, and a study room that has previously been used as a small bedroom and a downstairs cloakroom (where sanitaryware can easily be reinstalled). The first floor carries two double bedrooms which are serviced by a three-piece shower suite and the master bedroom benefits from an en-suite. Outside there are communal gardens to the front with a large private garden to the rear with a patio area. The property also benefits from a garage providing off-road parking and a versatile work room above the garage.

MUST BE VIEWED





- Grade II Listed Converted Stables
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Private Rear Garden
- Garage With Workshop
- Beautiful Woodland Walks
- Spacious Accommodation
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, partially tiled walls with vintage lincrusta dado panels, a window to the front elevation and a single door providing access into the accommodation

Study

6'3" x 5'10" (1.92m x 1.79m)

This small yet versatile room has previously been used as a small 'cabin' bedroom and was originally a downstairs cloakroom with plumbing for reinstatement still in place

Living Room

15'4" x 11'9" (4.68m x 3.59m)

The living room has a feature log burner with a decorative surround, two in-built storage cupboards, a radiator, a picture rail, a window to the rear elevation and double doors providing access to the rear garden

Kitchen/Diner

12'9" x 17'10" (3.91m x 5.46m)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck tap, space for a dishwasher, an integrated oven, an integrated gas hob, space for a fridge freezer, a range of in-built storage and decorative cupboards, a pantry, a utility cupboard, tiled splashback, a picture rail and four windows to the front and rear elevations

FIRST FLOOR

Landing

The landing has wooden floorboards, an in-built storage cupboard, a window to the rear elevation and provides access to the loft and first floor accommodation

Bedroom One

14'10" x 11'8" (4.53m x 3.57m)

The main bedroom has wooden floorboards, a range of fitted wardrobes and a vanity unit, a four poster bed, a radiator, access to the en-suite and three windows to the front and rear elevations

En-Suite

6'9" x 5'8" (2.06m x 1.75m)

The en-suite has a low-level flush W/C, a vanity-style wash basin, a panelled bath with a hand-held shower fixture, a radiator, partially tiled walls and a window to the rear elevation

Bedroom Two

11'11" max x 17'11" (3.64m max x 5.47m)

The second bedroom has carpeted flooring, handmade fitted pine wardrobes, cupboards, bookshelves and a desk unit and three windows to the front and rear elevations

Shower Suite

6'7" x 5'8" (2.02m x 1.74m)

The shower suite has a low-level dual flush W/C, a countertop wash basin, a fitted shower enclosure with a hand-held shower fixture, a chrome heated towel rail and tiled flooring

OUTSIDE

To the front of the property there is a communal garden. Grape vines, ivy, wisteria, honey suckle and climbing roses adorn the frontage which has flower beds installed for planting. To the rear of the property there is a private garden with a block paved area, a lawned area, water feature and a range of established trees, plants and shrubs

Garage

8'2" x 16'9" (2.51m x 5.13m)

Work Room Above Garage

DISCLAIMER

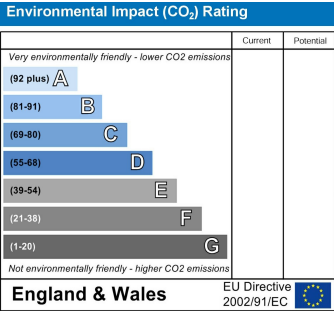
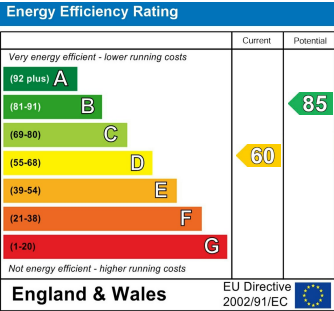
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £480

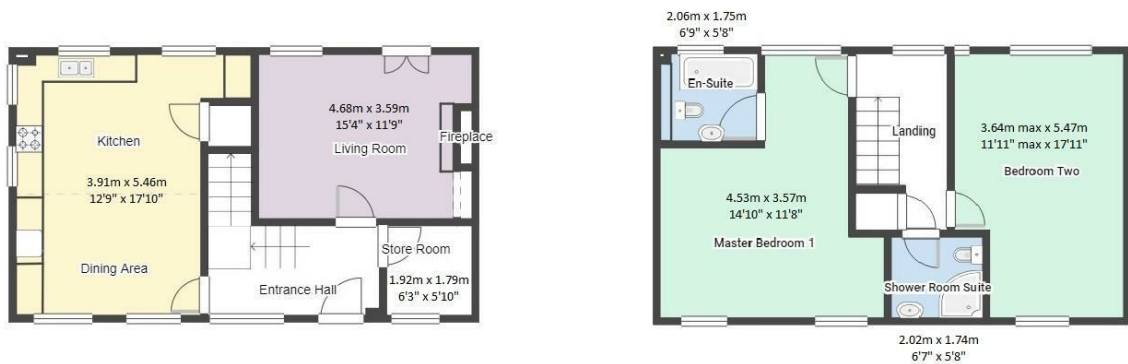
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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