

# HoldenCopley

PREPARE TO BE MOVED

Main Street, Farnsfield, Nottinghamshire NG22 8EF

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Guide Price £375,000 - £400,000

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BEAUTIFULLY PRESENTED COACH HOUSE WITH EXTENSIVE MODERN RENOVATIONS...

This unique 2012-built coach house offers an impressive blend of space, style and modern living, having been extended and completely remodelled in 2024 to create a home perfect for any family buyer looking to move straight in. The property is beautifully presented throughout, with upgrades including new flooring, two en-suites, a reconfigured family bathroom incorporating a laundry area, a new boiler, and various new windows. Occupying a sought-after village location, the home sits within easy reach of local shops, pubs, popular eateries and top-rated schools including the renowned Southwell Minster School. The accommodation boasts a modern fitted kitchen, open plan to a lounge-diner, complete with double French doors opening out onto the rear garden. Completing the ground floor is a handy utility/shower room. The first floor hosts four well-proportioned bedrooms—two benefitting from stylish en-suites, with the master enjoying a private access to a study. The smallest bedroom features a mezzanine floor, adding a unique touch to the versatility of the space. To the front, a gravelled driveway leads to an open car port with one parking space and a lock-up/storage area, and an additional parking space in front of the main entrance staircase. Further enhancing its appeal, the property also owns three additional parking spaces, currently let to the neighbouring flats. To the rear, you'll find a private, landscaped garden, complete with a sheltered ten-metre wooden decked seating area, a garden shed, and a fully insulated garden room with electrics.

MUST BE VIEWED





- Distinctive Coach House Built in 2012
- Four Bedrooms
- Well Appointed Fitted Kitchen
- Utility/Shower Room
- Lounge-Diner & Study
- Two En-Suites
- Off-Road Parking
- Private Landscaped Garden With Garden Room
- Sought After Village Location
- Must Be Viewed





## ACCOMMODATION

### Kitchen

11'9" x 11'4" (3.59 x 3.46)

The kitchen has a range of fitted base and wall units with oak worktops, a tiled splashback and a breakfast bar, an integrated oven, a hob with an extractor hood, a ceramic sink and a half with a drainer and a moveable swan neck mixer tap, space and plumbing for a dishwasher, space for a fridge-freezer, wooden flooring, recessed spotlights, a wooden double-glazed window to the front elevation and a UPVC single stable door providing access into the accommodation.

### Lounge-Diner

14'4" x 8'8" (4.37 x 2.66)

The lounge-diner has a UPVC double-glazed window to the rear elevation, wooden flooring, a vertical radiator, recessed spotlights and UPVC double French doors providing access out to the garden.

### Hallway

10'5" x 6'5" (3.20 x 1.96)

The hallway has wooden flooring, a radiator, three built-in cupboards and recessed spotlights.

### Utility/Shower Room

9'8" x 5'6" (2.97 x 1.69)

The utility/shower room has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a fitted base unit with a worktop, space and plumbing for a washing machine and tumble dryer, fitted wall units, tiled flooring and walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a wooden double-glazed obscure window to the front elevation.

### Master Bedroom

11'10" x 10'10" (3.61 x 3.32)

The main bedroom has a skylight window, wooden flooring, a vertical radiator and access into the en-suite and study.

### En-Suite

8'4" x 4'8" (2.56 x 1.44)

The en-suite has a low level flush W/C, a countertop wash basin with storage, a fitted panelled bath with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights and a skylight window.

### Study

11'4" x 4'9" (3.46 x 1.47)

The study has a UPVC double-glazed window to the side elevation, a skylight window, wooden flooring, a vertical radiator and a fitted L shaped desk.

### Bedroom Two

11'10" x 8'11" (3.62 x 2.74)

The second bedroom has a wooden double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights and access into the loft and en-suite.

### En-Suite

12'2" x 4'0" (3.72 x 1.22)

The en-suite has a low level flush W/C, a vanity style wash basin, a fitted double-ended bath with claw feet, central taps and a hand-held shower, recessed spotlights, a skylight window and a wooden double-glazed window with bespoke fitted shutters to the front elevation.

### Bedroom Three

10'8" x 10'0" (3.26 x 3.07)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a fitted triple wardrobe and recessed spotlights.

### Bedroom Four

7'11" x 7'5" (2.43 x 2.28)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, recessed spotlights and a mezzanine floor.

## OUTSIDE

### Front

To the front is gravelled driveway leading to an open car port with one parking space and a lock-up/storage area, raised planters with various plants and a staircase which has an additional parking space in front and leads to the main entrance.

### Rear

To the rear is a private landscaped garden with a sheltered ten metre wooden decked seating area, gravel, a shed, a garden room, courtesy lighting and an outdoor power point.

### Garden Room

16'11" x 8'4" (5.18 x 2.55)

The garden room has UPVC double-glazed windows, is fully insulated, has carpeted flooring, power points, lighting and a single UPVC door.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast broadband available with the highest download speed at 56 Mbps & Highest upload speed at 9 Mbps

Phone Signal – All 4G & some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

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.

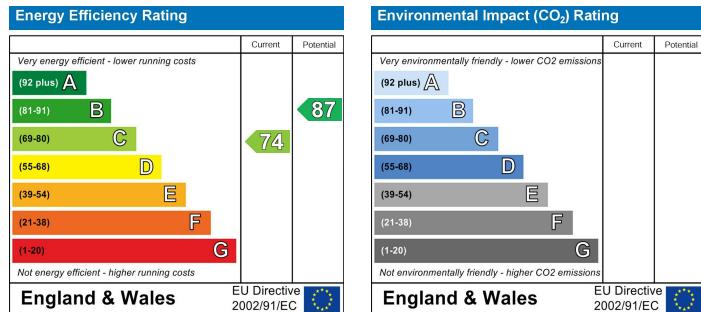
The vendor has advised the following:

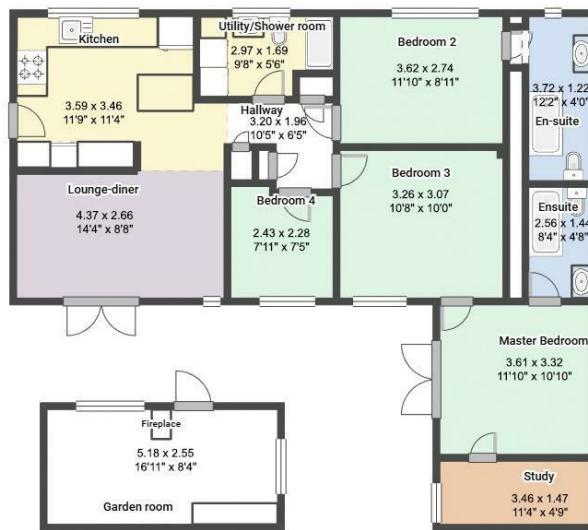
Property Tenure is Freehold

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