

HoldenCopley

PREPARE TO BE MOVED

Old Melton Road, Widmerpool, Nottinghamshire NG12 5QL

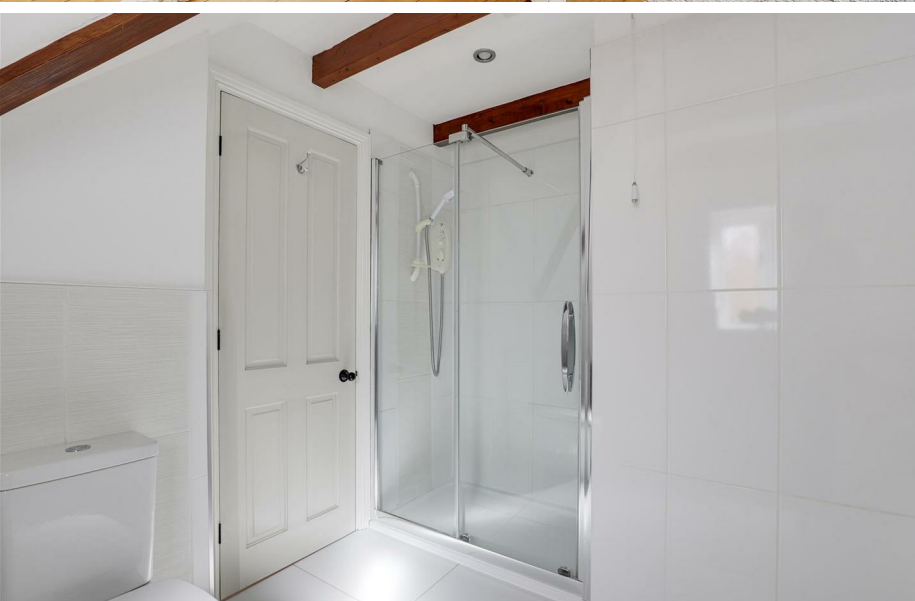
Offers Over £600,000

Old Melton Road, Widmerpool, Nottinghamshire NG12 5PL



This impressive barn conversion, extending to over 2,400 sq.ft, is part of an exclusive development of only five properties and was skilfully converted in 2000 by Soar Valley Homes, retaining period features such as exposed beams throughout, vaulted ceilings, brickwork, and bespoke shutters. This property would be a great purchase for a range of buyers, including families, professionals working from home, or anyone looking for a spacious, character-filled home combining charm with modern convenience. Internally, the entrance hall features flagstone flooring and a double-height ceiling with Velux windows. Off the hall are a downstairs WC, a study/office overlooking the garden, and a snug/dining room with double doors opening onto the patio. A spacious living room has French doors to the front and rear gardens, a wall-to-wall inglenook fireplace with brick pillars, flagstone hearth, and log-burning stove – perfect for winter months. The kitchen/diner offers shaker-style units with Quartz worktops, a range of high-end integrated appliances, and a walk-in pantry, complete with a utility room and internal access to the integral double garage. Upstairs, the master suite features a striking arched window and en-suite with double shower. Bedroom two has an en-suite shower, while bedrooms three and four share a family bathroom. Three of the bedrooms benefit from fitted wardrobes. Outside, a block-paved driveway provides parking for 2–3 cars and access to the double garage. The front garden features mature trees and a stone path, while the private east-facing rear garden includes patios, a pergola, a lawn, and well-stocked borders, enclosed by panelled fencing. Located off the A46, the property has excellent links to Nottingham, West Bridgford, Leicester, the M1, and East Midlands Airport, with local amenities and schools in Keyworth. A rare opportunity to own a character-filled home combining period charm, modern living, and spacious accommodation





- Stunning Barn Conversion
- Four Double Bedrooms
- Two Reception Rooms & Office
- Stylish Fitted Kitchen With High-End Integrated Appliances
- Convenient Utility & WC
- Three Bathroom Suites
- New & Original Features Throughout
- Double Garage & Ample Off-Road Parking
- Well-Maintained Garden
- Sought-After Development





GROUND FLOOR

Entrance Hall

15'9" max x 8'3" (4.81m max x 2.52m)

The entrance hall features flagstone flooring, a traditional school-style radiator, exposed ceiling beams, an in-built under-stair cupboard, and a single wooden door with a glass insert providing access into the accommodation.

WC

7'3" max x 5'0" (2.23m max x 1.53m)

This space features a concealed dual-flush WC with a split-face tile feature wall, a pedestal wash basin, flagstone flooring, a chrome towel rail, a traditional-style school radiator, and a double-glazed obscure window.

Living Room

21'9" max x 18'1" (6.64m max x 5.52m)

The living room features engineered wood flooring, exposed ceiling beams, and two traditional-style school radiators. It has a TV point, recessed spotlights, and a wall-to-wall inglenook fireplace with exposed brick pillars, a flagstone hearth, and a log-burning stove. A double-glazed window with bespoke shutters overlooks the garden, alongside two sets of double doors, also with bespoke shutters, opening directly onto the garden.

Office

9'4" x 6'1" (2.86m x 1.86m)

The office has carpeted flooring, a traditional-style school radiator, exposed ceiling beams, wall-mounted bookshelves, and a double-glazed window.

Snug/Dining Room

12'4" x 9'4" (3.77m x 2.85m)

Currently serving as a second sitting room, this space could easily function as a separate dining room. It features carpeted flooring, a traditional-style school radiator, and double doors with bespoke shutters that open onto the patio.

Kitchen/Diner

18'1" x 12'5" (5.52m x 3.81m)

The kitchen features a range of fitted shaker-style base and wall units with Quartz worktops, a ceramic sink with mixer tap, an instant boiling water tap and drainer, two integrated Smeg ovens with a Neff induction hob and extractor hood, an eye-level Bosch microwave, a Miele dishwasher, and a full-size AEG fridge and freezer. There is space for a dining table, and the room benefits from Karndean flooring, exposed ceiling beams, a vertical radiator, and recessed spotlights. It also provides access to a walk-in pantry, a double-glazed window, and a single stable-style door leading to the rear garden.

Pantry

4'11" x 1'10" (1.50m x 0.56m)

The pantry has wall-mounted shelves, Karndean flooring, and a singular recessed spotlight.

Utility Room

10'10" x 4'11" (3.31m x 1.51m)

The utility room features fitted shaker-style base and wall units with a Corian worktop, a Belfast-style sink with a swan-neck mixer tap, and space with plumbing for a washing machine. It has Karndean flooring, a traditional-style school radiator, recessed spotlights, internal access to the garage, and a single door leading outdoors.

Double Garage

16'9" x 15'10" (5.13m x 4.85m)

The double garage is fitted with ceiling strip lights, power points, and two up-and-over doors opening onto the driveway

FIRST FLOOR

Galleried Landing

32'3" x 8'3" (9.83m x 2.53m)

The galleried landing has carpeted flooring, exposed ceiling beams, a half-vaulted ceiling, an in-built airing cupboard, two traditional-style school radiators, and two Velux windows. Additionally, the landing provides access to the first-floor accommodation.

Main Bedroom

16'0" x 13'7" (4.88m x 4.16m)

The main bedroom features wooden flooring, exposed ceiling beams, a Velux window, and a striking arched double-glazed feature window that has been recently replaced. It also includes two traditional-style school radiators, three built-in wardrobes, and direct access to the en-suite.

En-Suite

9'3" max x 8'5" (2.82m max x 2.58m)

The en-suite includes a low-level dual-flush WC, a countertop wash basin with fitted storage cupboards, a large wall-mounted mirror, and an electric shaver point. There is a shower enclosure with a wall-mounted electric shower, porcelain tiled walls and flooring, exposed beams, a traditional-style school radiator, recessed spotlights, an extractor fan, and a double-glazed obscure window.

Bedroom Two

18'1" x 14'5" (5.53m x 4.41m)

The second bedroom features wooden flooring, exposed ceiling beams, two traditional-style school radiators, fitted wardrobes, and two Velux windows. It also benefits from access to its own en-suite.

En-Suite Two

8'7" x 3'10" (2.63m x 1.18m)

The second en-suite comprises a low-level flush WC, a pedestal wash basin, and a shower enclosure with a wall-mounted electric shower and split-face tiled splashback. Additional features include wooden flooring, exposed ceiling beams, a traditional-style school radiator, an extractor fan, and a Velux window.

Bedroom Three

15'8" x 9'4" (4.79m x 2.85m)

The third bedroom has wooden flooring, a traditional-style school radiator, fitted wall-to-wall wardrobes, exposed ceiling beams, and two Velux windows.

Bedroom Four

12'5" x 9'3" (3.80m x 2.82m)

The fourth bedroom has wooden flooring, a traditional-style school radiator, exposed ceiling beams, and a Velux window.

Family Bathroom

8'2" x 6'0" (2.51m x 1.85m)

The bathroom features a low-level flush WC, a double-ended bath with central taps and a handheld shower head, and a pedestal wash basin. Additional features include a traditional-style school radiator, wooden flooring, partially tiled walls, exposed ceiling beams, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front, the property features a block-paved driveway for 2–3 cars, access to the double garage, and external lighting. A lawned area is planted with a variety of mature trees, decorative plants, and shrubs, with a stone pathway leading to the storm porch

Rear

To the rear, the property boasts a private east-facing garden with stone patio areas, and a lawn. Well-stocked borders feature a variety of trees, plants, and shrubs, while a further patio area includes a wooden pergola draped with vines and greenery. The garden is enclosed by panelled fencing for privacy.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Limited 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Oil Heating
- Septic Tank – Yes - Please note: the property shares a septic tank with neighbouring homes within the Beech Trees Farm development (five properties in total). The tank is located in the rear garden of The Hayloft.
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions – No

DISCLAIMER

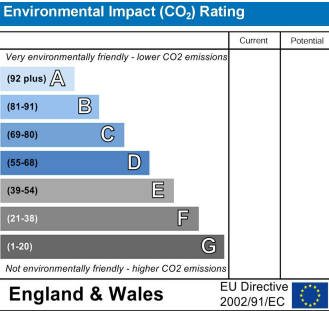
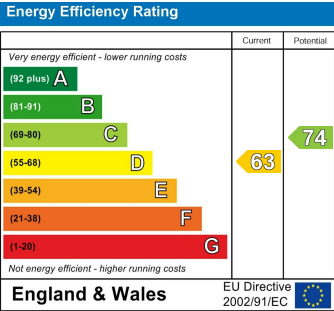
Council Tax Band Rating - Rushcliffe Borough Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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 licence 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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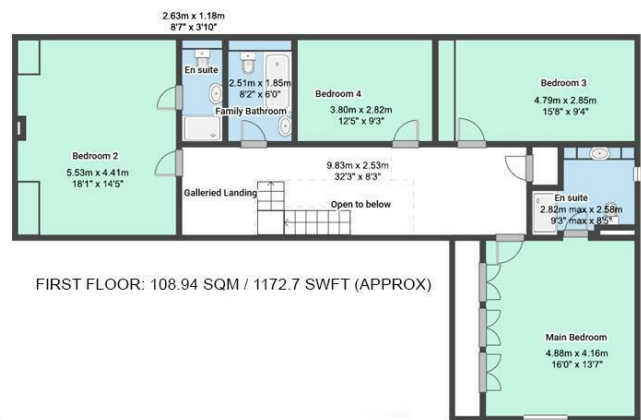


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GROUND FLOOR: 119.99 SQM / 1291.66 SQFT (APPROX)



FIRST FLOOR: 108.94 SQM / 1172.7 SQFT (APPROX)

TOTAL SQM 228.94 / TOTAL SQFT 2464.37 (APPROX)

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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