

HoldenCopley

PREPARE TO BE MOVED

Church Hill, Plumtree, Nottinghamshire NG12 5ND

Asking Price £650,000 - £675,000

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GRADE II LISTED BUILDING...

This beautifully presented Grade II listed converted building is situated in a highly regarded private location surrounded by the stunning countryside with fantastic open views. Not only does this property boast spacious accommodation spanning across four floors but it also offers a wealth of new and original features running throughout making it truly a rarity to the open market. To the ground floor is an entrance hall with solid oak flooring running throughout, an open plan stylish kitchen diner with a separate utility room, a W/C and a spacious living room. There is also access to a basement level which houses the dining room. The first floor carries two double bedrooms serviced by a family bathroom and an en-suite to the master. The second floor has a further two bedrooms with access to an additional en-suite on the third floor. Outside of the property are generous sized private south west facing gardens with access to a double garage and driveway.

BURSTING WITH CHARACTER!





- Grade II Listed Building
- New & Original Features Throughout
- Four Bedrooms
- Four Floors
- Bathroom & Two En-Suites
- Stylish Kitchen Diner
- Fantastic Views
- Well Maintained Private Gardens
- Off Road Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has solid oak flooring, a radiator, original exposed beams on the ceiling and provides access into the accommodation

Kitchen / Diner

20'2" x 18'2" (6.15 x 5.56)

The kitchen diner has a range of base and wall units with an island worktop, a stainless steel sink with a movable mixer tap, an integrated oven, an integrated microwave, a five ring gas hob and extractor fan, an integrated fridge freezer, an integrated coffee machine, glass splash back, recessed spotlights, tiled flooring, original exposed beams on the ceiling, a brick feature wall, a radiator, a TV point, a sash window and double doors providing access to the front of the property

Utility Room

6'0" x 5'5" (1.85 x 1.67)

The utility room has a base and wall unit with a wood effect worktop, space and plumbing for a washing machine, space for a tumble dryer, tiled splash back, tiled flooring, a radiator and a Velux window

W/C

This space has a low level flush WC, a floating wash basin, a chrome heated towel rail, tiled splash back, solid oak flooring and recessed spotlights

Living Room

17'10" x 14'1" (5.44 x 4.30)

The living room has a sash window and additional window, carpeted flooring, original exposed beams on the ceiling, a feature fireplace with a decorative surround, a TV point and a radiator

BASEMENT LEVEL

Dining Room / Cellar

12'6" x 9'3" (3.82 x 2.82)

This room has carpeted flooring, a radiator and two sash windows as well as being fully tanked and waterproofed with a drainage and pump system

FIRST FLOOR

Landing

The landing has carpeted flooring, an original exposed beams, recessed spotlights, a storage alcove, an under stair cupboard, a radiator, a sash window and provides access to the first floor accommodation

Master Bedroom

15'7" x 14'1" (4.77 x 4.30)

The main bedroom has a sash window, a radiator, carpeted flooring, original exposed beams on the ceiling and access to an en-suite

En-Suite

14'1" x 5'10" (4.30 x 1.79)

The en-suite has a low level flush WC, two counter top wash basins, a shower enclosure, a panelled bath, a chrome heated towel rail, tiled flooring, recessed spotlights and a sash window

Bedroom Two

13'6" x 10'2" (4.13 x 3.12)

The second bedroom has a sash window, original exposed beams on the ceiling, carpeted flooring and a radiator

Bathroom

8'1" x 6'11" (2.47 x 2.11)

The bathroom has a low level flush WC, a pedestal wash basin, a shower enclosure, a panelled bath, partially tiled walls, tiled flooring, an original exposed beam on the ceiling and a sash window

SECOND FLOOR

Landing

The landing has carpeted flooring and provides access to the second floor accommodation

Bedroom Three

13'1" x 11'3" (4.00 x 3.45)

The third bedroom has a sash window, a radiator, carpeted flooring, an under stair cupboard, an original exposed beam on the ceiling and access to an en-suite on the third floor

Bedroom Four / Office

13'9" x 7'8" (4.20 x 2.35)

The fourth bedroom / office has a sash window, a radiator and carpeted flooring

THIRD FLOOR

En-Suite

9'11" x 7'2" (3.03 x 2.19)

The en-suite has a low level flush WC, a floating wash basin, a shower enclosure, a chrome heated towel rail, partially tiled walls, an exposed original beam on the wall, carpeted flooring and an extractor fan

OUTSIDE

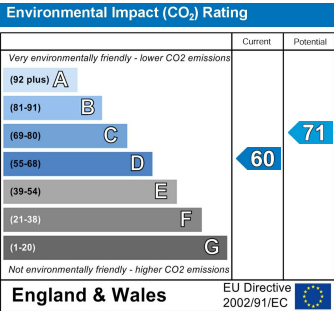
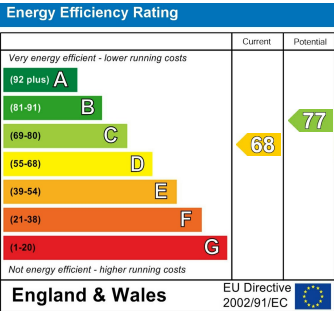
To the front of the property is a garden with a lawn, a patio area, a block paved area, outside wall light fixtures and access to a double garage. To the side of the property is a private enclosed garden with a lawn, a patio area, an outdoor light fixture, fence panelling and a range of mature trees and plants

Double Garage

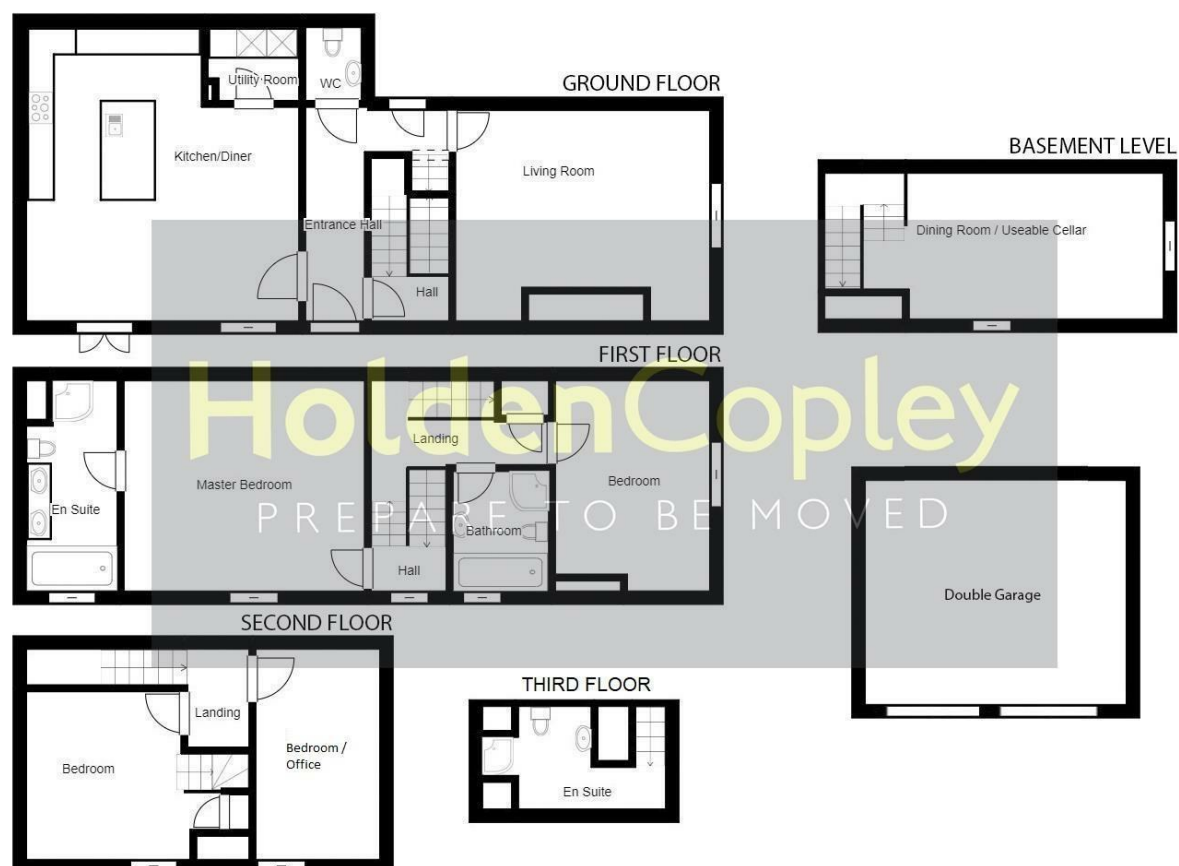
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