Robert Ellis

look no further. . .

Nottingham Road
Trowell Moor, NG9 3PQ

A THREE DOUBLE BEDROOM DETACHED HOUSE LOCATED ON A PRIVATE PLOT OF JUST OVER HALF AN ACRE

£695,000 Freehold

We have great pleasure in offering for sale Moor House. This individual detached residence is located on a private plot of just over half an acre nestling in green belt. Offering three double bedrooms and two reception rooms this extremely well presented property comes to the market in a ready to move into condition.

Situated in a secluded private location, the grounds originally formed part of a small garden nursery which specialised in rare conifers and evergreens. These now form a beautiful backdrop to the formal gardens. The current custodians have re-modelled some of the landscaping and improved the grounds which now offer a market garden style environment. Features include a substantial greenhouse measuring over 43sqm. There is a soft fruit orchard, netted berry area, raised vegetable and herb beds.

Set back from the road with a gated forecourt providing parking for several vehicles, there is a large wooden workshop which has the potential to be converted into a garage. The rear boundaries sit against open countryside and views of these are exploited from the rear bedroom windows.

Far from being isolated, the property is conveniently situated on the A609 within Trowell and offers ease of access to the neighbouring areas including Wollaton, Beeston and Stapleford, as well as Nottingham city centre and well positioned for both Junctions 25 and 26 of the M1 Motorway.

The accommodation currently comprises entrance hall with access to modern shower room/WC and to the sitting room. This leads through into the central hallway where the stairs to the first floor are accessed, to the lounge and open plan L-shaped dining kitchen. To the first floor the landing provides access to three double bedrooms, modern four piece family bathroom and useful separate cloakroom/WC.

The configuration of the ground floor with the sitting room and shower room/WC and the separate entrance lends itself to the possibility to be used as an annex for a dependent relative, guest accommodation or those wishing to work from home or consultancy rooms.

This property and grounds lends itself to a variety of buyers including those looking for a change of pace and lifestyle and to enjoy the "Good Life". There may be the possibility of running a small independent business as the property, although now in complete residential use, has been previously used as a small garden nursery and B&B. Only upon detailed inspection of the house and a walk through the grounds can it be fully appreciated.

ENTRANCE
3'6" increasing to 5'5" x 8'11" (1.07 increasing to 1.66 x 2.73)
Composite front entrance door, sealed unit leaded double glazed windows, recessed cloaks hanging space, wood flooring which continues through to the reception room, radiator, bi-fold door to shower room/WC.

SHOWER ROOM/WC
5'6" x 4'5" (1.69 x 1.37)
Incorporating a modern three piece suite which was installed in 2020 comprises pedestal wash hand basin, low flush WC and shower cubicle with Triton electric shower, radiator, tiled floor and sealed unit leaded double glazed window. Shaver light and point.

SITTING ROOM
12'7" x 19'11" (3.84 x 6.09)
Feature living flame gas fire with ornate stone surround and tiled hearth, wood flooring, radiator, sealed unit double glazed leaded window to the side and rear and sealed unit double glazed French doors opening to the rear veranda.

CENTRAL HALLWAY
13'3" x 5'3" (4.06 x 1.61)
Stairs to the first floor with wood spindle balustrade and useful understairs store cupboard, painted partial panelled walls, sealed unit leaded double glazed window to the rear and doors to the lounge and dining kitchen.

LOUNGE
23'5" x 12'1" (7.15 x 3.7)
Inset Aga cast iron log burner with tiled hearth, wood flooring, wall lights, UPVC double glazed patio doors opening to the side elevation with access to the veranda, sealed unit double glazed mahogany casement windows to the rear, 3 radiators, glazed French doors to the dining kitchen.

L-SHAPED DINING KITCHEN
19'4" reducing to 8'8" x 8'3" increasing to 20'2" (5.9 reducing to 2.66 x 2.52 increasing to 6.17)
Bespoke fitted range of wall, base and drawers units with wood block work surfacing and Belfast sink unit with Brazilian granite worktop surround. A Rangemaster gas/electric range cooker, plumbing and space for washing machine, plumbing and space for dishwasher, wall mounted Baxi Main Eco combination boiler installed in 2015 (for central heating and hot water), porcelain tiled floor from Porcelanosa, 2 radiators, sealed unit leaded double glazed windows to the front & side elevation, two Velux double glazed rooflights to partially vaulted ceiling, composite leaded double glazed front entrance door and UPVC double glazed French doors opening to an enclosed courtyard.

FIRST FLOOR LANDING
Spindle balustrade, half panelled walls to match hallway, loft hatch and ladder, partially boarded loft.

BEDROOM ONE
12'9" x 12'0" (3.91 x 3.66)
Radiator and UPVC double glazed leaded window to the front.

BEDROOM TWO
14'7" x 8'4" increasing to 10'5" (4.45 x 2.56 increasing to 3.18)
Radiator, UPVC double glazed leaded windows to the front and side elevations with far reaching views over the surrounding countryside

BEDROOM THREE
10'1" x 10'3" (3.08 x 3.14)
Radiator, UPVC double glazed leaded window to the rear aspect with far-reaching views over the surrounding countryside.

FAMILY BATHROOM
8'3" x 7'2" (2.53 x 2.19)
Modern and contemporary four piece suite refurbished in 2020 and comprising pedestal wash hand basin, low flush WC, bidet and corner spa bath, waterfall mixer taps and also retractable shower rose. Walls are partially clad in contemporary PVC panelling, heated towel rail, shaver point and light, eye level fitted units, tall bathroom cabinet. UPVC double glazed leaded window offering far reaching views over the surrounding countryside.

CLOAKROOM/WC
4'6" x 2'10" (1.39 x 0.87)
Incorporating a two piece suite comprising wall mounted wash hand basin and low flush WC, UPVC double glazed leaded window.

WORKSHOP
18'10" x 19'4" (5.76 x 5.9)
Timber constructed with lighting, windows, power and concrete floor.

WALK THROUGH WOOD STORE
8'6" x 11'9" (2.60 x 3.6)
Timber constructed with light, power and consumer unit for external buildings. Glazed sliding doors to front and open to the rear grounds and gardens with pathway and pergola which gives access to greenhouse.

GREENHOUSE
31'9" x 14'9" (9.7 x 4.5)
Cambridge Glasshouse Company Greenhouse. Chained and mechanical roof openers, flagstone shelving and central slatted bench with storage under, gas heater (currently not in operation). Large sliding entrance door with single courtesy door to the rear.

OUTSIDE
Set back from the road wrought iron vehicle gates opening through to a generous forecourt finished in stone chippings with deep colourful evergreen ornamental trees and borders. Additional log store. Gated access to far side of property and further gate to greenhouse and storage area. The rear gardens offer a variety of themes, the formal gardens with ornamental broken slate courtyard area, flanked to one side with specimen rare conifers and evergreen shrubs. There are pathways meandering through the gardens which include two colourful flower and shrub beds. The formal gardens continue around the different elevations of the property where there is a block paved patio and a lit veranda to the side and rear elevations of the property great for sitting and enjoying of an evening, flanked again with attractive specimen evergreen plants and shrubs. There is a further seating area with grapevine and enclosed courtyard again with vines offering a private space to enjoy breakfast. The French doors to the dining kitchen are located here. To the rear elevation steps lead to a secluded lower garden finished with bark chippings with a number of specimen conifers including a pergola planted with a variety of climbing plants. A pathway leads around to a summerhouse. To the far side of the property there is a pathway and gate leading to the front of the house. To the South-West corner there is an orchard of soft fruit trees, herb garden, asparagus and vegetable patch. In the far corner there is a netted berry tunnel. Beyond this is a small nature area. At the southern end of the garden are raised beds providing further vegetable patches and there is a garden shed at this point. Behind the greenhouse is an enclosed storage area and gated access to the sewage treatment plant for the property. There are several outside water points & external power points.

DIRECTIONS
The property is best approached by leaving Nottingham and heading towards Trowell, when you reach the traffic light Junction at the top of Wollaton Vale (Junction with A609 & A6002) proceed towards Trowell and Ilkeston on A609 (Nottingham Road) After Approx 1/4 of a mile the property is located on the left and can be identified as the next driveway after Swancar Farm Country House.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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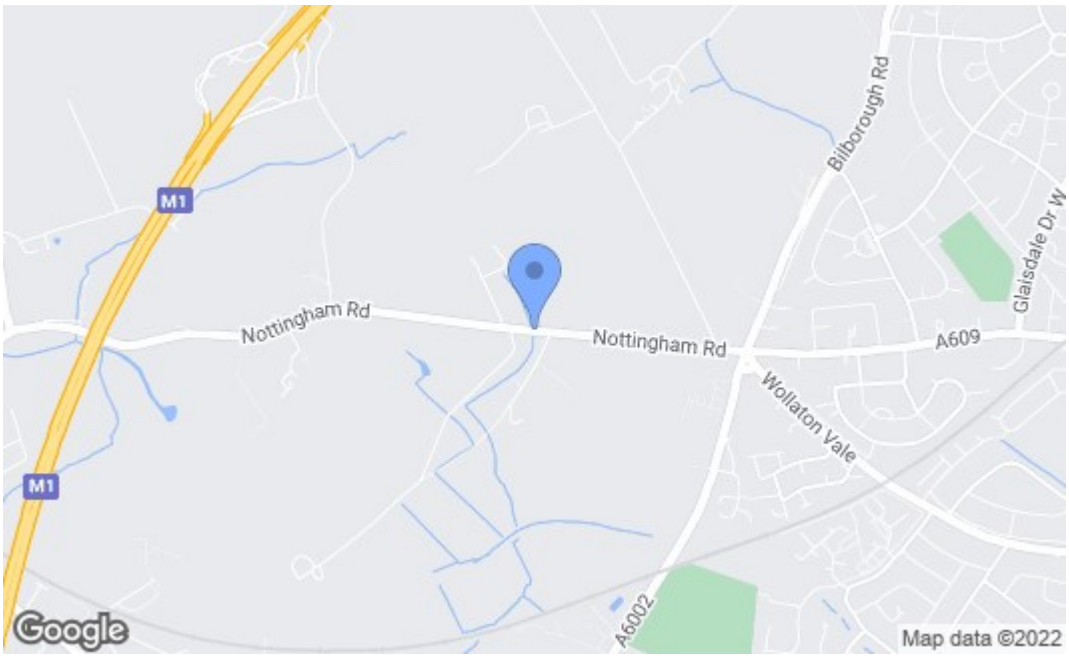

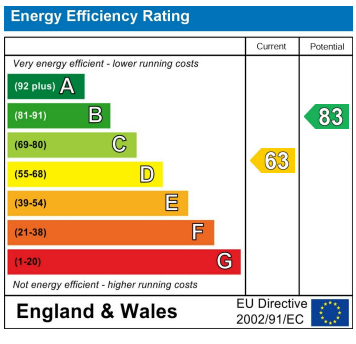

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