


**Quixhill Cottage, 47 Nottingham Road,**
**Cropwell Bishop, Nottinghamshire, NG12 3BP**

**£489,950**

**Tel: 01949 836678**

RICHARD & WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Delightful Detached Period Cottage
- 3 Bedrooms
- 2 Receptions
- Wealth Of Character & Features
- Off Road Parking & Garage
- Grade II Listed
- 3 Bath/Shower Rooms
- Tastefully Renovated & Modernised Throughout
- South Facing Rear Garden
- Viewing Highly Recommended

We have pleasure in offering to the market this fascinating Grade II listed, detached period cottage, located close to the heart of this much regarded and well served village with viewing coming highly recommended to appreciate both the location and accommodation on offer.

This charming home underwent a significant programme of thoughtful renovation and modernisation around 2018 and has been well maintained over past years. The property provides a versatile layout spanning two floors with the ability to be utilised as purely a single storey home, benefitting from a bedroom suite and shower room to the ground floor, as well as two further ensuite bedrooms to the first floor. In addition the property boasts two reception rooms and a delightful, open plan, breakfast kitchen which is tastefully appointed with a range of contemporary units and integrated appliances. This kitchen has an attractive part vaulted ceiling with inset skylights and doors leading out into a southerly facing garden at the rear.

The property is tastefully presented throughout with neutral decoration, combining both traditional and contemporary elements with a modern kitchen and bathrooms yet still retaining elements of its original character with beamed ceilings, live fireplaces and some of the original sliding sash windows. This all combines to create a beautiful, interesting and individual home within a pleasant village setting.

As well as the internal accommodation the property occupies a pleasant landscaped plot set up on a slightly elevated position with a walled frontage and steps leading up to the front door. To the rear of the property is an enclosed south facing garden with an initial paved terrace leading up to further seating areas, a central lawn, well stocked perimeter borders and gated access onto a double width driveway at the rear. The property also benefits from a single garage which is located within a shared courtyard area at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

## CROPWELL BISHOP

Cropwell Bishop is well equipped with amenities including primary school, local shops with post office, health centre, two public houses and church with further facilities available in the nearby market town of Bingham. The village is conveniently located for commuting via the A46 and A52.

A MULTI PANED ENTRANCE DOOR GIVES ACCESS THROUGH INTO:

## INITIAL ENTRANCE HALL

9'9" x 7'6" (2.97m x 2.29m)

A pleasant initial entrance vestibule having a wealth of character with exposed beams to the ceiling, attractive slate tiled floor, deep skirtings, a useful shelved alcove and additional alcove that could accommodate a small study area perfect for today's way of home working, an attractive column radiator, sealed unit double glazed sliding sash window to the front and a further oak door leading to an inner lobby and further doors in turn giving access to:

## GROUND FLOOR CLOAK ROOM

4'3" x 4'2" (1.30m x 1.27m)

Having a two piece contemporary white suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash backs; continuation of the tiled floor, contemporary towel radiator and sealed unit double glazed window.

## DINING ROOM

13' x 12'10" (3.96m x 3.91m)

A versatile room ideal as formal dining lying adjacent to the kitchen, having a wealth of character with an attractive beamed ceiling, chimney breast with exposed brick back, flagstone hearth, inset solid fuel stove and timber mantel above; alcoves to the side, attractive column radiator, spindle balustrade turning staircase rising to the first floor, sliding sash window to the front and a large open doorway leading through into:

## BREAKFAST KITCHEN

20'6" x 7'10" (6.25m x 2.39m)

A delightful light and airy space which benefits from a southerly aspect to the rear, beautifully appointed with a contemporary range of wall, base and drawer units with brushed metal fittings and U shaped configuration of marble effect laminate work surfaces with an inset ceramic sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances include fridge, freezer, dishwasher and wine cooler; space for gas or electric range with glass splash back and chimney hood over; beamed ceiling with inset downlighters, further vaulted ceiling with inset skylights, column radiator and tiled floor. The initial reception area has a peninsula unit providing integral storage but also a butchers block oak breakfast bar over providing informal dining or an additional working space and looks out, via a pair of sealed unit double glazed French doors, onto the rear garden.

Returning to the dining room a further open doorway leads through into:

## SNUG

12'11" x 9'8" (3.94m x 2.95m)

An attractive room having a sealed unit double glazed sliding sash window to the front, inset downlighters to the ceiling, attractive LVT flooring, deep skirtings and traditional style column radiator.

Returning to the inner lobby a further door leads to:

## GROUND FLOOR BEDROOM SUITE
Comprising an initial double bedroom leading through into a dressing area and, in turn, ensuite facilities.

## INITIAL SLEEPING AREA
11' x 7'9" (3.35m x 2.36m)
Having pitched ceiling with inset downlighters and skylight, additional sealed unit double glazed window overlooking the rear garden, column radiator and an open doorway leading through into:

## DRESSING ROOM
7'7" x 4'4" into wardrobes (2.31m x 1.32m into wardrobes)
Having a range of fitted full height wardrobes with sliding door fronts; shelved alcove, sealed unit double glazed window overlooking the rear garden and a further door leading through into:

## ENSUITE SHOWER ROOM
11'8" x 4'10" (3.56m x 1.47m)
Having a contemporary suite comprising large walk in shower wet area with glass screen and wall mounted shower mixer with ceiling rose over, close coupled WC with concealed cistern and vanity unit with large inset washbasin with chrome mixer tap; tiled splash backs and floor, inset downlighters to the ceiling, contemporary towel radiator and sealed unit double glazed windows.

RETURNING TO THE DINING ROOM A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## FIRST FLOOR LANDING
6' x 3'7" (1.83m x 1.09m)
Having a part pitched ceiling with exposed timber purlin and skylight, deep skirtings and architrave and, in turn, further doors to:

## BEDROOM 1
12'11" x 9'2" (3.94m x 2.79m)
A further double bedroom having ensuite and dressing room facilities and benefitting from a dual aspect; part pitched ceiling with exposed timber purlins and inset skylight, additional sealed unit double glazed window to the front; attractive column radiator and an open doorway leading through into:

## INITIAL DRESSING AREA
8'2" x 5'6" (2.49m x 1.68m)
Having pitched ceiling with exposed timber purlin and downlighters, tiled floor, contemporary column radiator, sealed unit double glazed window and a further door leading through into:

## ENSUITE BATHROOM
7'5" x 6'10" (2.26m x 2.08m)
Having a contemporary suite comprising double ended panelled spa bath with chrome mixer tap and herringbone effect tiled splash backs, vanity unit with sink and chrome mixer tap and wall hung WC with concealed cistern; pitched ceiling with exposed timber purlin and downlighters and contemporary towel radiator.

## BEDROOM 2
13'3" max x 9'6" max (4.04m max x 2.90m max)
An L shaped double bedroom benefitting from ensuite facilities; pitched ceiling with exposed purlins and inset downlighters, useful shelved alcove, access to under eaves storage, column radiator, sealed unit double glazed window to two elevations, additional skylight and a further door leading through into:

## ENSUITE SHOWER ROOM
6' max into enclosure x 5' (1.83m max into enclosure x 1.52m)
Tastefully appointed with a contemporary suite comprising large shower enclosure with bifold screen and wall mounted electric shower, contemporary vanity unit with moulded washbasin with chrome mixer tap, tiled splash backs and integral vanity area and close coupled WC with concealed cistern; contemporary towel radiator, part pitched ceiling with inset downlighters and exposed timber purlin.

## EXTERIOR
The property fronts Nottingham Road but is on an elevated position, set back behind a walled frontage with central steps leading up to the main entrance. An initial shared private driveway to the side gives access to the rear of the property where there is a well proportioned southerly facing garden which has been thoughtfully landscaped to provide a delightful outdoor space enclosed by brick walls and contemporary fencing having an initial gravelled driveway with sleep edged borders which in turn leads onto a lawned area with a large paved terrace providing a delightful outdoor space; having brick edged borders with inset shrubs, a further paved terrace at the rear which links back into the kitchen and a further ledge and brace courtesy gate giving access onto the side drive. Located off the shared driveway at the back is a single garage located within a run of similar garages, having up and over door, providing either secure parking or storage space.

## COUNCIL TAX BAND
Rushcliffe Borough Council - Band D

## TENURE
Freehold

## ADDITIONAL NOTES
The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).
The cottage is Grade II listed (Historic England No.1290275) and lies within the village

conservation area.
The initial driveway access off Nottingham road is shared and owned by the neighbouring properties (41,43,45) and leads to the private driveway of No.47. We understand that No 47 has a right of way over the initial driveway to access their property.

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions























































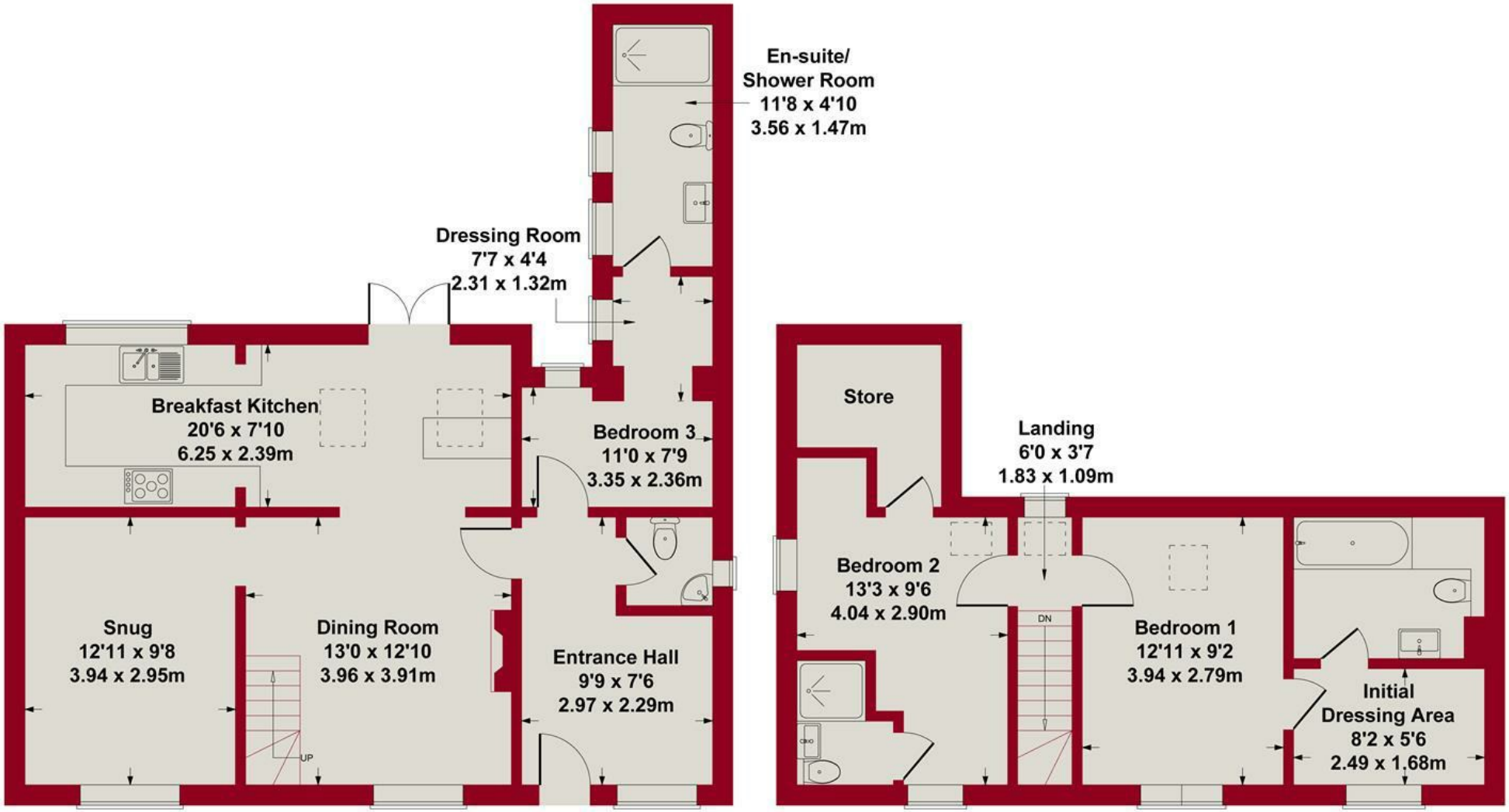



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**GROUND FLOOR** **FIRST FLOOR**

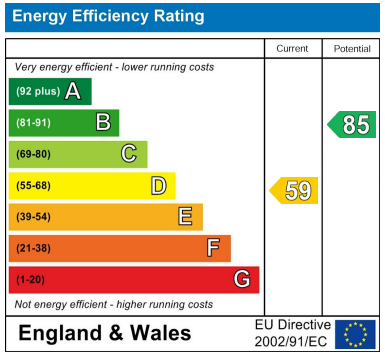
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

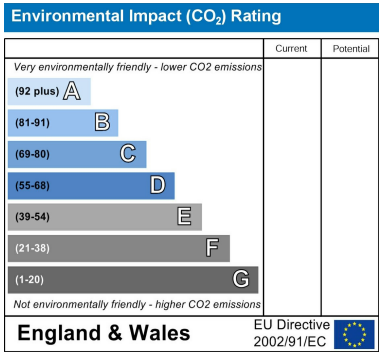
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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The Property Ombudsman

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