

The Limes Farm Cropwell Road, Langar, Nottinghamshire, NG13 9HD

Offers Over £575,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Grade II Listed Former Farmhouse
- Potential For Up To 5 Double Bedrooms
- Plot In Region of 0.46 Acres
- Considerable Potential
- Potential For A Fantastic Family Home
- Accommodation In Region Of 3,200 Sq.Ft.
- 4 Reception Areas
- Off Road Parking
- Requiring Complete Modernisation & Renovation
- Village Location

This is a really interesting opportunity to purchase a detached Grade II listed former period farmhouse which offers a substantial level of internal accommodation lying in the region of 3,200 sq.ft. and occupying a generous plot in excess of 0.45 of an acre.

The property retains much of its original character with many rooms having deep skirtings and architraves, period fireplaces, exposed beams and high ceilings as well as the original listed staircase. The property offers considerable potential and is presented as a blank canvas, offered to the market with considerable potential and ready for a significant programme of renovation making it ideal for those looking for an individual family home completed to their own requirements or taste.

When complete the property will boast four main reception rooms and five bedrooms, four with ensuite facilities.

As there are no internal facilities with regards to kitchens or bathrooms it's suggested that the property is open to cash buyers due to its current non habitable condition.

LANGAR

The village of Langar lies in the Vale of Belvoir and has an excellent community with highly regarded primary school, pub/restaurant with village shop and the highly regarded Langar Hall hotel and restaurant. Situated on the edge of open countryside with wonderful local walks as well as access to the nearby market town of Bingham with its vast range of amenities including secondary schooling, leisure centre, bus routes and railway station with links to both Nottingham and Grantham, and in turn to London King's Cross in just over an hour.

A TRADITIONAL ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL HALLWAY

14'11" x 3'11" (4.55m x 1.19m)
Having high ceiling and deep skirtings and opening out into:

INNER HALLWAY

17'4" x 4'4" (5.28m x 1.32m)
Having additional exterior door into rear courtyard.

RECEPTION 1

15' x 12'11" (4.57m x 3.94m)
Having chimney breast with traditional fire surround and mantle.

RECEPTION 2

15'6" x 15' (4.72m x 4.57m)
Having dual aspect, chimney breast and exposed central beam.

BREAKFAST/DINING ROOM

13'7" x 13'11" (4.14m x 4.24m)
Having chimney breast with exposed brick fireplace, window overlooking the rear courtyard and archway into:

BREAKFAST AREA

9'8" x 6'7" (2.95m x 2.01m)
Having aspect into the garden.

CLOAK ROOM/UTILITY AREA

6'2" x 5' (1.88m x 1.52m)
Having window to the side.

KITCHEN

16'7" x 12'6" (5.05m x 3.81m)
Proposed kitchen area having windows to three elevations, deep skirtings, quarry tiled floor and exterior door to the courtyard.

Returning to the hallway a further glazed door leads into:

SECOND INNER HALLWAY

14'9" x 5'9" (4.50m x 1.75m)
Having staircase rising to the first floor and further door into:

INNER LOBBY

7'7" x 2'9" (2.31m x 0.84m)

PROPOSED UTILITY

11'6" x 7'4" (3.51m x 2.24m)
Having exposed brick elevation, central beam, base unit with inset sink and WC.

STUDY

STUDY

14'7" x 8'9" (4.45m x 2.67m)
Having dual aspect, central beam and tiled floor.

RETURNING TO THE SECOND INNER HALLWAY A PERIOD STAIRCASE (THAT FORMS PART OF THE LISTING) RISES TO:

L SHAPED FIRST FLOOR LANDING
Having window to the side and, in turn, further doors to:

BEDROOM
17' x 15" (5.18m x 4.57m)
Having attractive period fireplace with stone surround, deep skirtings and window overlooking the garden.

BEDROOM
15'3" x 13'11" (4.65m x 4.24m)
A well proportioned double bedroom having aspect into the garden; deep skirtings and built in cupboard.

BEDROOM
21' x 15'2" (6.40m x 4.62m)
A particularly well proportioned double bedroom having dual aspect with windows to the front and rear, built in cupboard and three beams to the ceiling.

BEDROOM
14'9" x 9'2" (4.50m x 2.79m)
Having dual aspect with windows to the side and rear.

PROPOSED BATHROOM
11'11" x 7'6" (3.63m x 2.29m)
Having obscured glazed window to the side.

FROM AN INNER LANDING A TIMBER STAIRCASE RISES TO:

SECOND FLOOR LANDING
Leading to two rooms situated in the eaves giving a floor area of approximately 430 sq.ft. currently subdivided into two separate areas that could provide a further double bedroom having part pitched ceiling with exposed purlins, access to under eaves and windows to both gable ends.

EXTERIOR
The property occupies a substantial plot, particularly by modern standards, lying in the region of 0.46 of an acre, with the majority of the gardens lying to the south and westerly side. The property is initially approached off a shared courtyard with off road parking to the rear and an enclosed courtyard garden. To the fore of the property is a substantial mainly lawned garden well stocked with established trees and shrubs creating a wonderful setting with a westerly aspect which looks back to the property's handsome facade.

COUNCIL TAX BAND
Rushcliffe Borough Council - tbc

TENURE
Freehold

ADDITIONAL NOTES
Please note the property is Grade II listed
The property is accessed off a shared driveway and courtyard, there maybe shared responsibility for maintenance.
We are informed that the property is on mains drainage and that there is a new electric supply into the property and mains water.
Information on the planning application summary for the refurbishment of the farmhouse can be found on the Rushcliffe Planning Portal under reference 26/00183/FUL

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



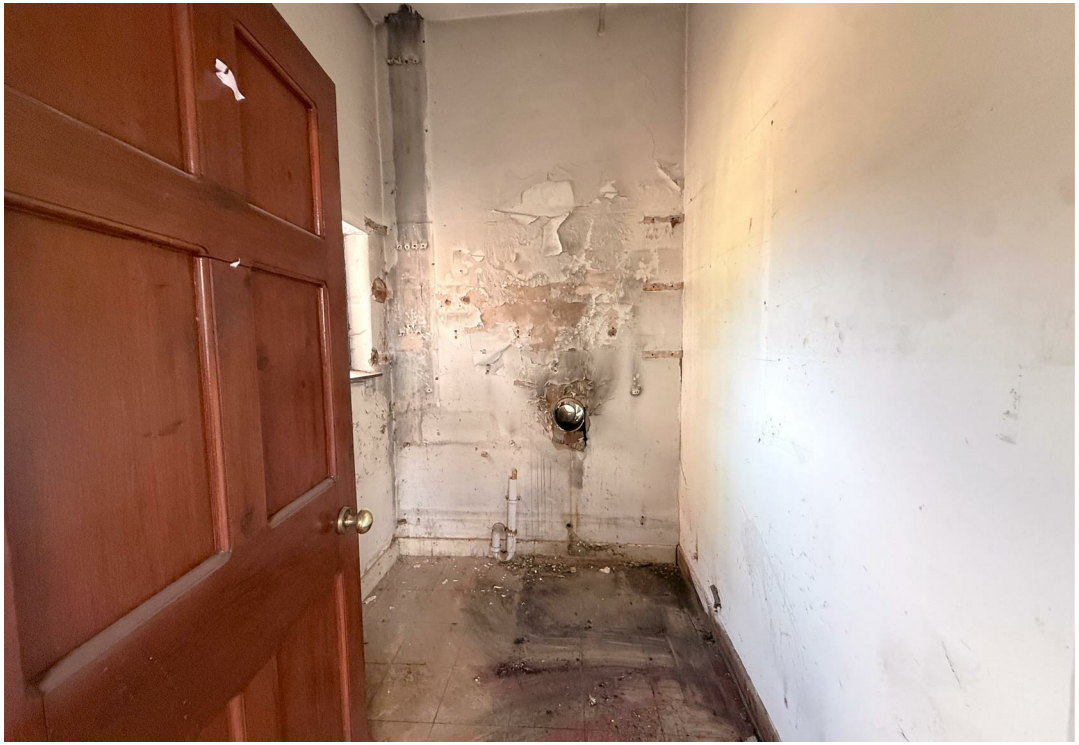












































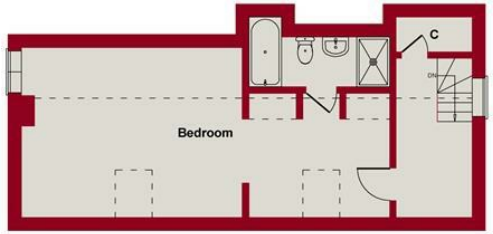




GROUND FLOOR



FIRST FLOOR



SECOND 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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RICS
The Property Ombudsman

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