



# £950,000

## CORNWALLS HILL LAMBLEY

- VILLAGE LOCATION
- FOUR BEDROOMS
- CONSERVATORY
- FAMILY ROOM
- STABLES AND Paddock
- GOOD SIZED PLOT WITH LAND
- EPC E



## Extended Home with Extensive Grounds & Rural Views

THIS THOUGHTFULLY EXTENDED HOME OFFERS SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS, NESTLED IN A PICTURESQUE LOCATION ON THE OUTSKIRTS OF THE HIGHLY REGARDED VILLAGE OF LAMBLEY.

COMBINING CHARM WITH FUNCTIONALITY, THIS HOME ENJOYS A TRULY IDYLIC ASETTING WITH EXPANSIVE GARDENS, INCLUDING FORMAL LAWNS, COURTYARD GARDEN, PATIO AREA AND A SUMMERHOUSE. THE PROPERTY ALSO BENEFITS FROM A PADDOCK OF APPROXIMATELY 0.7 ACRES, STABLES AND GENEROUS OFF ROAD PARKING.

INSIDE, THE ACCOMMODATION BEGINS WITH AN INVITING RECEPTION HALLWAY FEATURING A FULL-HEIGHT CEILING AND AN IMPRESSIVE WOOD- BURNING STOVE. THE LIVING ROOM AND FAMILY ROOM PROVIDE VERSATILE AND WELCOMING SPACES, WHILE THE FARMHOUSE-STYLE DINING KITCHEN, COMPLETE WITH A RANGE COOKER, SERVES AS THE HEART OF THE HOME. A SEPARATE UTILITY ROOM ADDS PRACTICALITY. THE CONSERVATORY OFFERS PANORAMIC VIEWS ACROSS OPEN COUNTRYSIDE PERFECT FOR RELAXING OR ENTERTAINING.

THE FIRST FLOOR COMPRISES THREE WELL-PROPORTIONED BEDROOMS, ONE OF WHICH BOASTS AN EN SUITE BATHROOM. THE FAMILY BATHROOM FEATURES A CONTEMPORARY SUITE, IDEAL FOR UNWINDING AT THE END OF THE DAY, COMPLETE WITH A CONCEALED TV AT THE FOOT OF THE BATH.

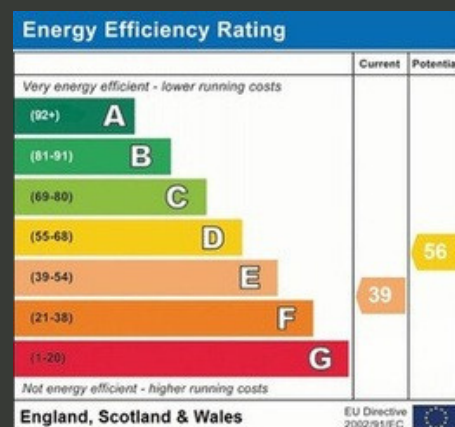
A STAIRCASE LEADS TO THE SECOND FLOOR WHERE YOU'LL FIND A GENEROUS DOUBLE BEDROOM WITH A DRESSING AREA AND ACCESS TO AN ADDITIONAL VERSATILE SPACE PERFECT AS A FURTHER DRESSING ROOM OR POTENTIAL EN SUITE.

LOCATED AT THE TOP OF A PRIVATE DRIVEWAY, THE PROPERTY ENJOYS PEACE AND SECLUSION WHILE BEING JUST A SHORT DRIVE FROM LOCAL AMENITIES. A VIEWING IS HIGHLY RECOMMENDED TO TRULY APPRECIATE THE CHARM, SPACE AND SETTING THIS EXCEPTIONAL HOME HAS TO OFFER.

THE STABLES COULD PROVIDE A DEVELOPEMENT OPPORTUNITY WITH PENDING PLANNING PERMISSION ON THE STABLE TO A 3 BED 2 BATH PROPERTY, GEDLING BOROUGH PLANNING COUNCIL LINK BELOW

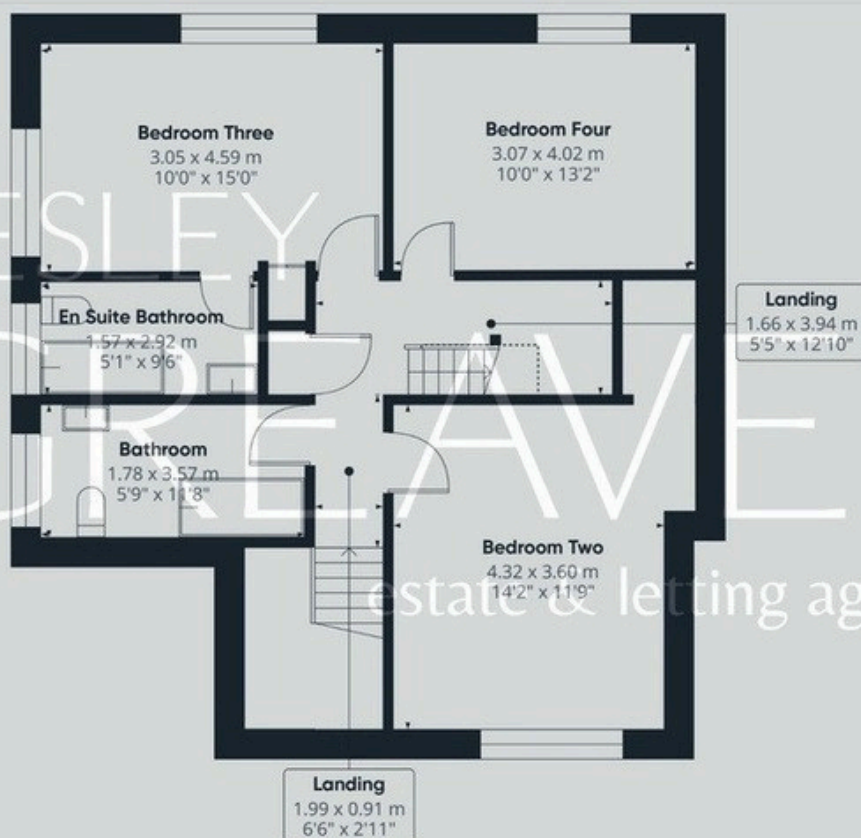
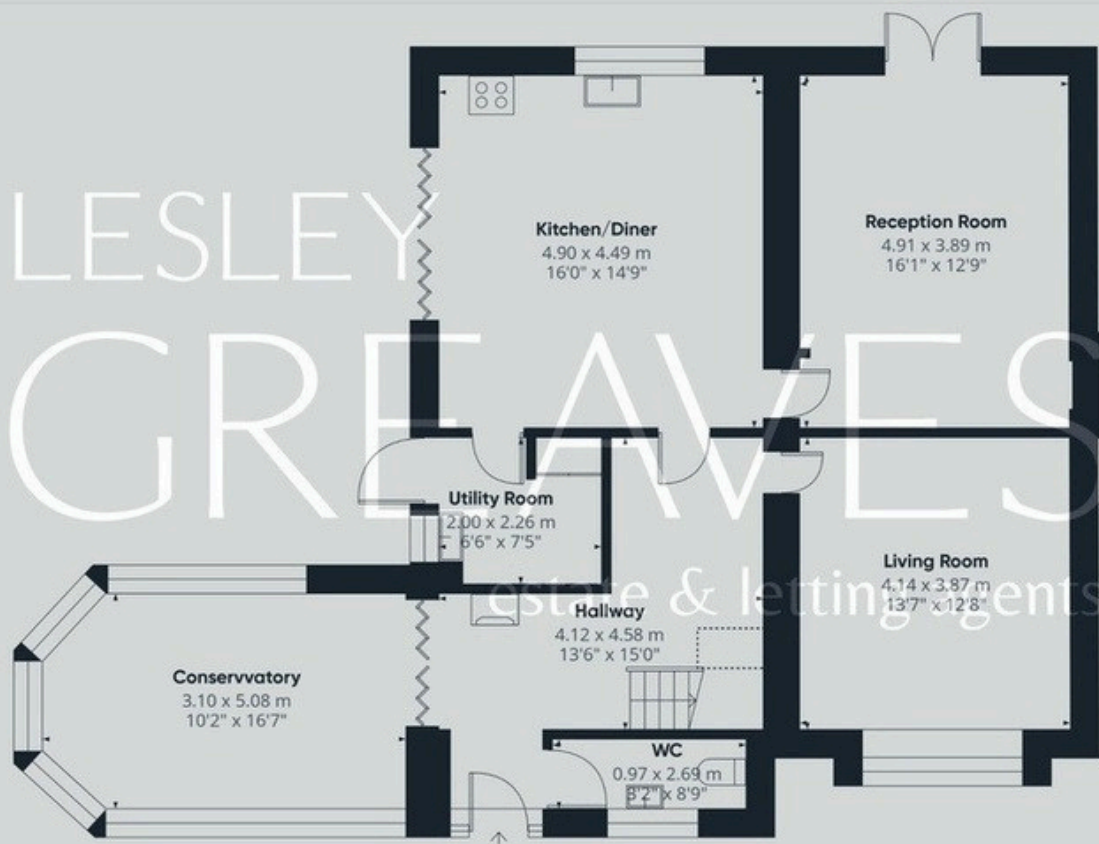
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- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 162 SQ METERS











Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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