



HALL LANE, COLSTON BASSETT, NOTTINGHAM,

NG12 3FB

£1,399,500

Four Bedrooms



Secluded and private position

Sought after village location

Gated driveway and double garage

Close to amenities

Character detached house

Extensive private gardens

Close commuter links

Conservation area

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Garden Cottage is a charming family home, occupying a wonderful position within the former grounds of Colston Bassett Hall and the village conservation area. Standing in exceptional private grounds, this attractive house dates back to circa 1869 with a sympathetic extension and extensive refurbishment and improvements in 2014.

PROPERTY SUMMARY

From the entrance hallway a door to your right leads to the lounge and Garden room, further doors lead to the dining room, Cloakroom, Study (currently fitted with a bar which will not be included in the sale of the property) and Breakfast Kitchen (With 4 oven gas AGA with AIMS). The stairs lead you via a feature window overlooking the garden to the first floor where you will find four double bedrooms (Two en-suite) and the family bathroom.



CHARACTER AND FEATURES

Both the lounge and dining room benefit from Chesney fire surround and multi-fuel burners, deep skirting boards and exposed wooden flooring. The lounge has original coving to the ceiling. The dining room also retains the original wall mounted cupboards and drawers. This stunning kitchen has a large island, granite work surfaces, hand painted wall and base units, many integrated appliances and impressive four oven gas AGA with intelligent management system. The kitchen also benefits from underfloor heating. Leading off from the hallway solid stone steps lead down to the cellar which has power, light and heating connected. On the first floor the property boasts four double bedrooms, most with original exposed wood floors, original cupboards and wardrobes and two en-suites. The family bathroom has a Victorian style suite to include a claw footed bath.

GROUNDS AND GARDENS

The property stands in charming and quite exceptional grounds approaching 0.6 acres. Mature, well screened and laid to extensive lawn with stocked borders and shrubberies, part walled and a private sun trap "in and out" gated driveway with plentiful parking spaces. Three paved patio areas, outside security lighting, power and two water taps. Double garage and large garden shed.

LOCAL AMENITIES

Within the village the renowned Martin Arms restaurant and Inn. Colston Basset Primary School, a privately run independent school with a good Ofsted rating. More comprehensive facilities are available in the nearby villages of Cotgrave, Cropwell Bishop, Radcliffe on Trent and Bingham. There is good state and independent schooling within easy reach including Ratcliffe College down the A46 and many sporting and leisure facilities at Rutland Water.

TRANSPORT LINKS

Colston Basset has long been regarded as one of the premiere villages in the south of the county. The village is well placed for fast road access to main centres of employment including Newark, Nottingham and Leicester (via A46) M1 South junction 21A, Nottingham International East Midlands Airport adjoining M1 (J24) and east coast rail line at Grantham (London Kings Cross scheduled just over an hour).

SERVICES

Mains electricity, gas, water and drainage, gas central heating, AGA and water underfloor heating.

LOCAL AUTHORITY

Rushcliffe Borough Council Tel: 0115 981 9911

LOUNGE

14' 11" x 15' 0" (4.55m x 4.58m)

GARDEN ROOM

14' 11" x 7' 9" (4.55m x 2.38m)

KITCHEN/BREAKFAST ROOM

15' 8" x 22' 5" (4.78m x 6.85m)

STUDY

10' 8" x 9' 0" (3.27m x 2.75m)

DINING ROOM

15' 3" x 11' 10" (4.65m x 3.63m)

MASTER BEDROOM

14' 11" x 15' 0" (4.55m x 4.58m)

EN-SUITE

7' 2" x 6' 4" (2.19m x 1.95m)

BEDROOM TWO

13' 7" x 20' 3" (4.15m x 6.19m)

EN-SUITE

6' 4" x 6' 6" (1.95m x 2.0m)

BEDROOM THREE

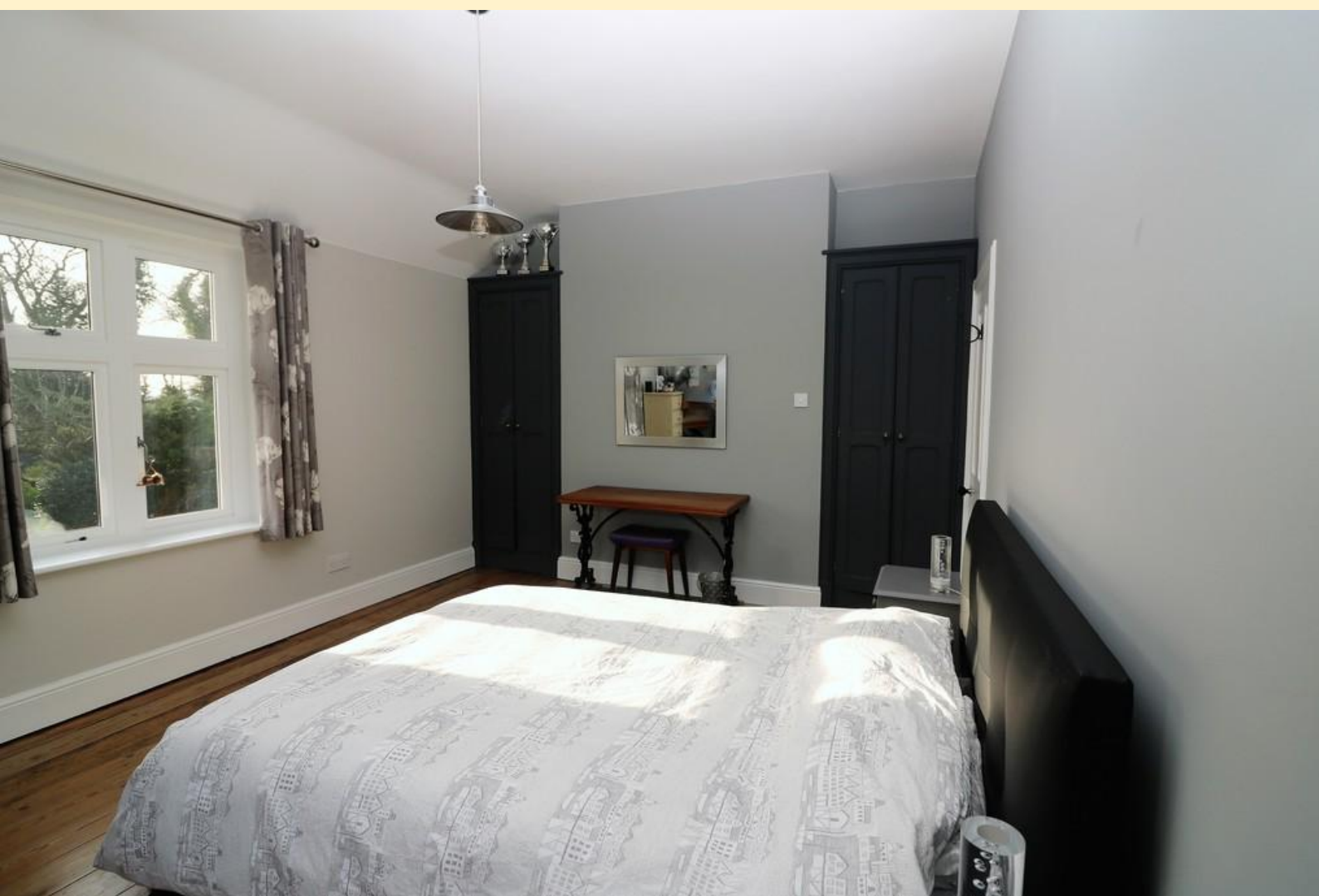
15' 3" x 11' 10" (4.65m x 3.63m)

BEDROOM FOUR

15' 3" x 9' 0" (4.65m x 2.75m)

BATHROOM

9' 3" x 9' 0" (2.82m x 2.75m)

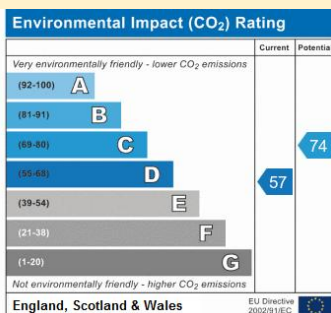
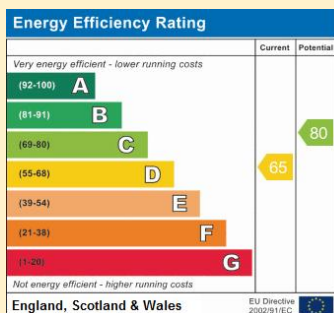








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Plan produced using PlanUp.



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