



High Road,  
Chilwell, Nottingham  
NG9 5DB

**£795,000 Freehold**



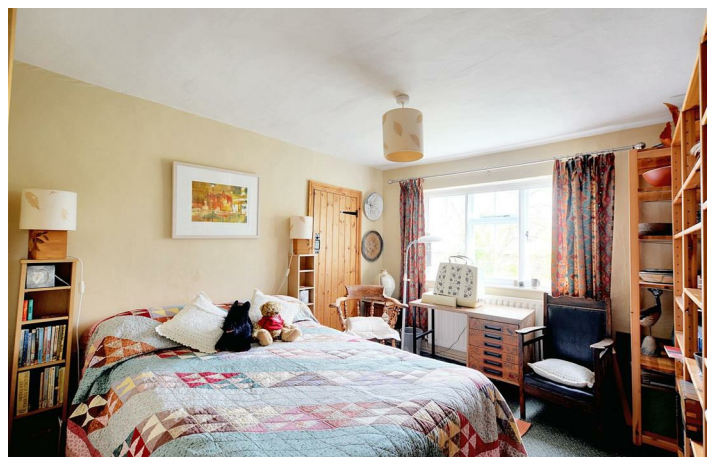
Dating back to 1682, this fabulous grade 2 listed, four bedroom detached cottage with an abundance of character and charm, truly is a rare opportunity offered to the market for the first time in over 40 years.

Having been extended and remodelled over the years, this property is now a generous and versatile four bedroom detached home, that will doubtless be of great appeal to a variety of potential purchasers.

In brief the charming interior with original beamed ceilings and numerous other attractive features comprises; dining room, lounge, gym/television room, kitchen diner, conservatory, rear hall, downstairs WC and utility/cloaks area. Rising to the first floor is a principle bedroom with en-suite, three further good sized bedrooms and family bathroom.

Outside the property sits on substantial plot set well back from the road within mature and private gardens, with a large drive providing ample car standing with a more recently built brick and tiled detached outbuilding that is currently being used as a pottery workshop, showroom and store but could be utilised for a number of purposes.

Situated in the heart of Chilwell, convenient for a wide range of local amenities and transport links this historic property has been a pub and a butchers amongst a variety of other uses and now is a wonderful and truly unique home.



A wooden door leads to:

#### Dining Room

13'5" x 12'5" (4.11m x 3.81m )

Tiled flooring, wooden window with secondary glazing, further wooden window, radiator, under stairs storage cupboard and rustic brick fire surround with open fire and brick hearth.

#### Lounge

13'5" x 13'5" (4.10m x 4.11m )

Wooden window with secondary glazing, further wooden window, radiator, wood flooring, a solid fuel burner mounted upon a tiled hearth with a tiled surround with several original Delft tiles and a rustic brick chimney breast.

#### Gym/Television Room

13'9" x 9'10" (4.19m x 3.00m)

Oak flooring, two wooden windows with secondary glazing and radiator.

#### Kitchen Diner

21'0" x 8'5" (6.41m x 2.59m )

With an extensive range of solid oak fitted wall and base units, granite work surfacing with splashback, double sink with mixer tap, a Gaggenau steam oven, conventional oven, integrated dishwasher, a ceramic electric hob with extractor above, part quarry tiled flooring and part wooden floor boards, trap door access to the cellar, two wooden windows with secondary glazing, patio door to the conservatory, inset ceiling spot lights and two radiators.

#### Conservatory

21'3" x 7'11" (6.50m x 2.42m )

Wooden double glazed windows, flagstone floor and patio doors leading to the exterior.

#### Rear Hallway

Tiled flooring and wooden door to the exterior.

#### Downstairs WC

Fitted with a low level WC, tiled flooring, corner wash hand basin with tiled splash and wooden window with secondary glazing.

#### Utility/Cloak Area

10'7" x 6'2" (3.24m x 1.90m )

Fitted base units, dryer space with vent, one and half bowl sink with mixer tap, radiator, tiled flooring and wooden window with secondary glazing.

#### First Floor Landing

Radiator and airing cupboard housing the hot water cylinder with slatted shelves above.

#### Main Bedroom Suite

13'5" x 13'5" (4.09m x 4.10m )

Wooden window with secondary glazing, radiator and inbuilt wardrobe.

#### En-Suite

8'7" x 6'5" (2.62m x 1.96m )

Fittings in white comprising; low level WC, bidet, pedestal wash hand basin, shower cubicle with Mira shower over, radiator, exposed and varnished floor boards, built in wardrobe and wooden window with secondary glazing.

#### Bedroom Two

10'3" x 9'7" (3.13m x 2.93m )

Radiator, built in wardrobe and wooden window with secondary glazing.

#### Bedroom Three

10'6" x 8'9" (3.21m x 2.68m )

Wooden window with secondary glazing and radiator.

#### Bedroom Four/Study

13'6" x 10'1" (4.13m x 3.08m )

Window to both front and rear with secondary glazing, radiator, built in book shelving and loft access with ladder.

#### Bathroom

9'4" x 5'5" (2.87m x 1.66m )

Fitted with a three piece suite comprising; bath with shower handset and further Mira shower over, low level WC, part tiled walls, wooden window with secondary glazing.

#### Outside

The property occupies a particularly large and mature plot with beautiful gardens. There is a drive providing ample car standing with an EV car charger, outside tap and the brick workshop beyond.

To the front the property has an established garden with box hedge borders, paths and further well established shrubs and trees. To the rear the property has a patio, gravel area, water feature, rockery garden, brick built BBQ, extensive and mature lawns, stocked borders with fruit trees and various shrubs, timber shed, further store and summer house, two green houses and a detached brick and tiled workshop and store.

#### Workshop

13'7" x 10'7" (4.16m x 3.24m )

Light and power, two double glazed wooden windows, loft hatch, running hot and cold water, Belfast Sink and slate work surfacing.

#### Store One

8'5" x 7'10" (2.59m x 2.39m )

Light and power and wooden double glazed window.

#### Store Two/Current Showroom

8'9" x 7'10" (2.69m x 2.40m )

Light and power, two double glazed wooden windows.

#### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: Listed

Rights and Easements: None

Planning Permissions/Building Regulations: Granted for completed extension.

Accessibility/Adaptions: None

Has the Property Flooded: No

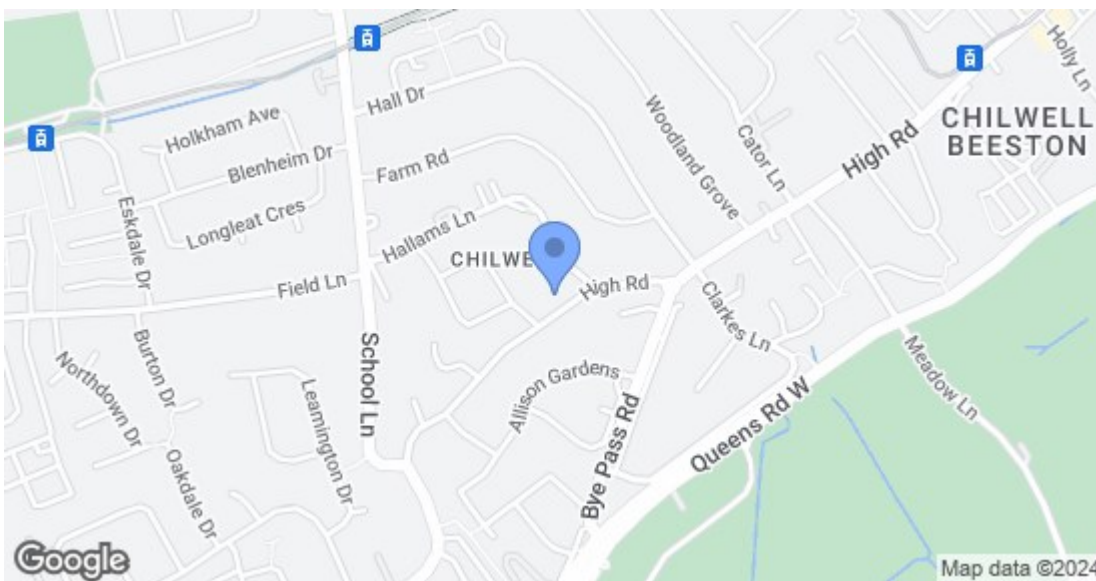
#### Disclaimer

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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