Robert Ellis

look no further. . .







Surgeys Lane
Arnold, Nottingham NG5 8EY

CHARMING THREE BEDROOM PERIOD COTTAGE, TUCKED AWAY ON A PRIVATE CUL-DE-SAC

Guide Price £285,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea



A TRULY INDIVIDUAL THREE BEDROOM PERIOD COTTAGE, TUCKED AWAY ON A PRIVATE CUL-DE-SAC WITHIN EASY REACH OF ARNOLD HIGH STREET, RICH IN CHARACTER AND ORIGINAL FEATURES, THE PROPERTY IS UNDERSTOOD TO HAVE HISTORIC CONNECTIONS WITH THE FORMER SURGEY'S LANE ISOLATION HOSPITAL AND OFFERS SPACIOUS ACCOMMODATION, COTTAGE-STYLE GARDENS, OUTBUILDINGS, A DOUBLE CARPORT AND GARAGE.

Robert Ellis are delighted to bring to the market this charming and highly individual period cottage, occupying a particularly private position tucked away from the road on a cul-de-sac off Surgey's Lane, whilst remaining within easy reach of the shops, amenities and facilities available on Arnold High Street.

This is a home with a fascinating history. The property is understood to have connections with the former Surgey's Lane Isolation Hospital, with historical records showing that Arnold Local Board made provision for premises for patients as far back as 1888, and archive records confirming an Isolation Hospital on Surgey's Lane during the early twentieth century.

Today, the property retains a wealth of original character and period features, including exposed beams, traditional fireplaces and attractive brickwork, which combine to give the cottage a warmth and individuality rarely found in more modern homes.

The accommodation includes an entrance lobby leading into the first of two generous reception rooms. The first reception room features an attractive cast iron open fireplace with exposed brick surround and tiled hearth, exposed decorative beams and a feature circular window. An archway leads through to the second reception room, where the character continues with further exposed beams, wall panelling and a feature fireplace incorporating a cast iron multi-fuel burner.

Beyond this is the spacious dining kitchen, a fantastic everyday living space which benefits from windows to the front, side and rear elevations. There is a range of fitted wall and base units, an integrated NEFF double oven, five-ring gas hob and ample room for a dining table, with a door providing direct access into the garden.

The property provides three bedrooms, including two particularly well-proportioned first-floor rooms with built-in wardrobes. The family bathroom is fitted with a four-piece suite comprising a bath, wash hand basin, WC and separate walk-in shower.

The outside space is another major feature of this unique home. There are established cottage-style gardens with mature trees and shrubs, together with paved patio and seating areas creating a particularly attractive and private setting. There is also a useful outbuilding/workshop with light and power, a double carport, freestanding garage and driveway providing off-road parking.

The property's tucked-away location gives it an almost secluded feel, yet Arnold town centre and High Street are conveniently close by, providing an excellent range of shops, amenities, transport links and facilities.

This is a genuinely distinctive home where history, character and location come together. We strongly recommend an internal viewing to fully appreciate the accommodation, original features and wonderfully private setting this cottage has to offer.





Entrance Lobby
4'1 x 6'05 approx (1.24m x 1.96m approx)
Wooden front entrance door, UPVC double glazed windows to the side and rear elevations, ceiling light point, exposed beams to the ceiling, tiling to the floor, glazed arched door leading through to the living room.

Reception One
12' x 15'3 approx (3.66m x 4.65m approx)
Double glazed window to the front elevation, wall mounted radiator, ceiling light point, cast iron open fireplace with exposed brick surround and tiled hearth, staircase leading to the first floor landing, feature circular rear window, exposed decorative beams, archway leading through to reception two.

Reception Two
14'8 x 11'11 approx (4.47m x 3.63m approx)
UPVC double glazed windows to the front and rear elevations, ceiling light point, decorative beams to the ceiling, part panelling to the walls, feature fireplace incorporating a wooden mantle, tiled hearth, brick surround and cast iron multi-fuel burner, door leading through to the dining kitchen.

Dining Kitchen
12'3 x 16'9 approx (3.73m x 5.11m approx)
This spacious dining kitchen benefits from having dual aspect with UPVC double glazed windows to the front, side and rear elevations, a range of matching wall and base units incorporating laminate worksurfaces over, double stainless steel sink with swan neck mixer tap above, five ring stainless steel gas hob with extractor hood above, space and plumbing for an automatic washing machine, integrated NEFF double oven, space and point for a fridge freezer, decorative beams to the ceiling, tiled flooring, door providing access to the garden, wall mounted double radiator, ample space for a dining table.

First Floor Landing
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, panelled doors leading off to:

Bedroom
14'6 x 12'2 approx (4.42m x 3.71m approx)
UPVC double glazed windows to the front and rear elevations, wall mounted radiator, built-in wardrobes, wall light point.

Bedroom
9'01 x 14'09 approx (2.77m x 4.50m approx)
UPVC double glazed window to the front elevation, ceiling light point, built-in wardrobes, wall mounted radiator.

Bedroom
14' x 11'10 approx (4.27m x 3.61m approx)
UPVC double glazed window to the rear elevation, ceiling light point, loft access hatch, wall mounted radiator, airing cupboard housing the boiler.

Family Bathroom
8'6 x 7'05 approx (2.59m x 2.26m approx)
Four piece suite comprising panelled bath with separate hot and cold taps, pedestal wash hand basin, low level flush WC, walk-in shower enclosure with mains fed shower over, UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, tiled splashbacks, laminate floor covering.

Outside
To the front of the property there is a cottage style garden with mature shrubs and trees planted to the borders, artificial lawn, pathways leading to the front and side entrance doors.

To the side of the property there is a feature garden with mature shrubs and trees planted to the borders, paved patio areas, outhouse providing additional workshop/storage, carport providing vehicle hardstanding, walls to the boundaries.

To the rear of the property there is a spacious patio area with pear and apple trees to the borders.

Freestanding garage with driveway in front.

Outhouse
12'11 x 10'9 approx (3.94m x 3.28m approx)
Window to the side elevation, front access door, light and power.

Carport
Double carport with light and power.

Freestanding Garage

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 13mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



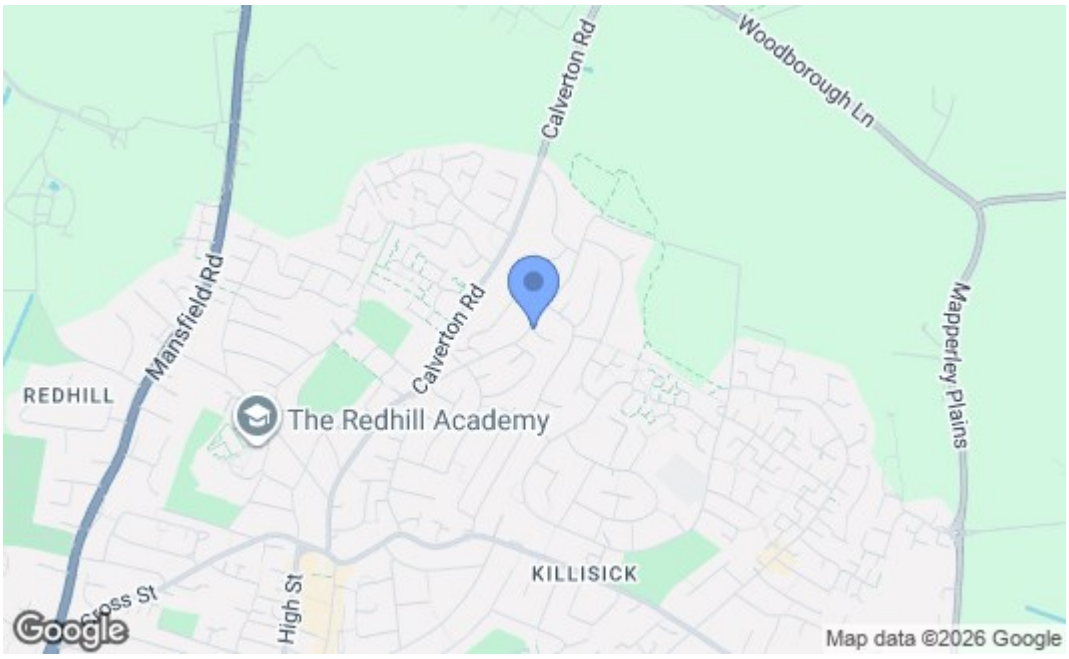


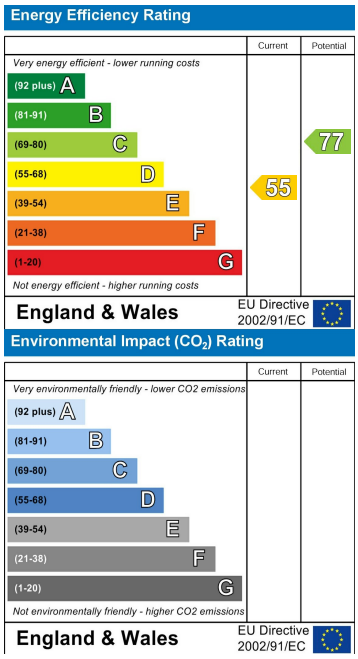












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485