



Guide Price £550,000 Freehold

9 MAIN STREET | PAPPLEWICK | NOTTINGHAM | NG15 8FD

**BuckleyBrown**  
ESTATE AGENTS





GUIDE PRICE £550,000 - £573,000

Grade II Listed

Timeless charm, Endless character. This is, without question, a truly charming four-bedroom cottage which impresses from first glance. The interiors are stylish and well-appointed, with high-quality fixtures and fittings throughout, creating a space that feels both refined and welcoming.

Offering spacious and versatile accommodation throughout, this exceptional home is perfectly suited to family life, boasting four generous sized bedrooms and cosy reception spaces. The thoughtfully designed layout is complemented by a beautifully landscaped garden, ample parking via a large

driveway, delivering practicality alongside style.

Step Inside.

Inside, this beautifully presented end-terrace cottage perfectly captures the essence of countryside living. From the moment you step through the door, you are welcomed by a warm and inviting atmosphere that flows throughout the home.

Designed with both comfort and practicality in mind, the home offers two cosy and characterful reception spaces featuring exposed beams, alongside a well-appointed, neutral kitchen/dining room. A useful utility and storage room adds further convenience. The property also boasts four well-proportioned bedrooms, a spacious family bathroom,

and a stylish en-suite to the principal bedroom, completing this versatile and highly desirable home.

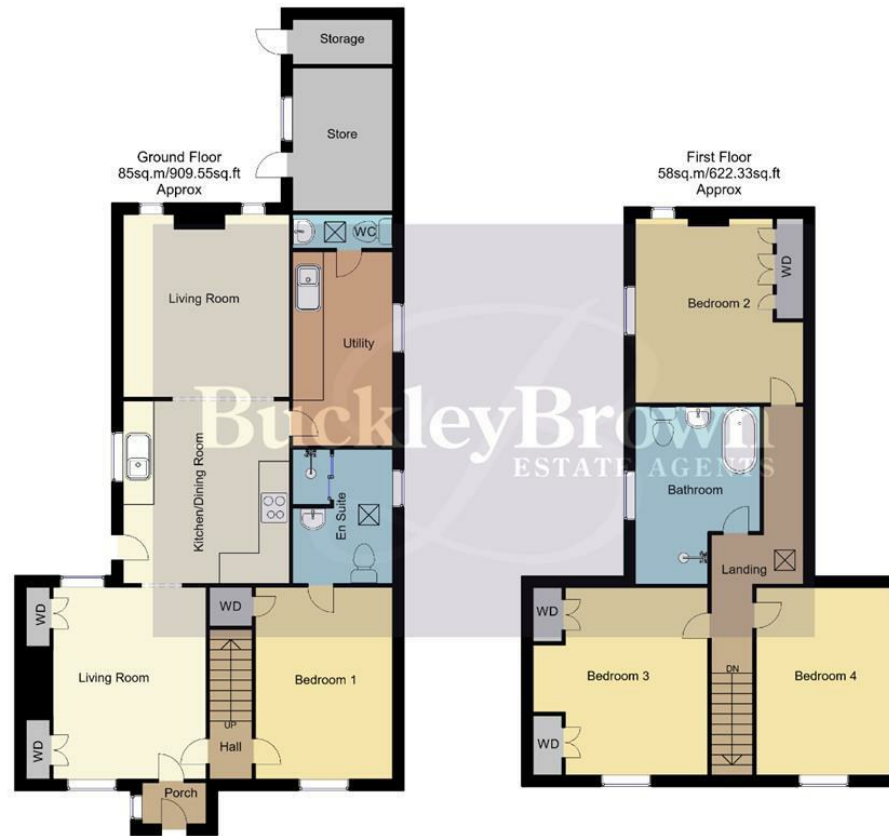
Life in Papplewick

Papplewick is a highly desirable and picturesque village located in Nottinghamshire, offering an attractive blend of rural charm, historic character and convenient access to nearby towns and cities. Known for its peaceful setting and strong sense of community, it is a sought-after location for those looking to enjoy village life while remaining well connected.

The village is rich in heritage, with traditional architecture and local landmarks that reflect its historic past, including the renowned Papplewick

Pumping Station. The surrounding area is home to a welcoming community atmosphere, with local pubs, village amenities and nearby services available in neighbouring settlements such as Hucknall and Ravenshead. This balance of tranquillity and convenience makes Papplewick especially appealing to a wide range of buyers.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	66		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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NG15 8FD



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