



Hillcroft Cottage | Priory Lane | Thurgarton | NG14 7LN

£520,000

FENTON JONES

## Key features

- Quirky period cottage in the delightful village of Thurgarton
- Deceptively large plot with established South facing garden
- Full of character and personality
- Detached studio and double garage
- Potential to extend (subject to planning)
- Private drive with an abundance of space for parking
- Minster school catchment
- No Upward Chain

## Description

Tucked away at the very top of Thurgarton hill is this enchanting period cottage. Delightfully individual; as soon as you step into this three-bedroom home the character is immediate and undeniable. This home has a warm soul, the rooms invite curiosity with characterful beams, eclectic fireplaces and personality.

Over the years, the cottage has been added to, resulting in a wonderfully quirky and versatile living space that could be adjusted to suit your needs. Every turn offers something unexpected, a particularly large living room with space for a dining table, a second sitting room with doors to the garden, a light filled kitchen with delightful views over the garden.

Outside, the magic continues. The garden is nothing short of captivating; a generous, deceptively large plot brimming with mature trees, established planting and charming spaces to unwind and gather with guests. It's a space that changes with the seasons and offers both beauty and opportunity. For those inspired by possibility, there is the potential to extend this property further (subject to planning), an exciting opportunity to make this already special home uniquely yours.

Adding to the appeal is a detached studio; whether transformed into a vibrant games room, a creative workspace, or even a self-contained annex, it offers flexibility. A double garage completes the practical side of things, ensuring this home is as functional as it is charming.

Set within a welcoming village community and falling within the highly regarded Minster school catchment, this is a home that balances privacy and connection. A property with soul and potential.



#### Frontage

There is a large gravel driveway, with lawn to the side, which leads up to the double garage. With plenty of parking for several vehicles. Walk through the wrought iron gate, beneath the enchanting green and floral archway, to the front of the property where the patio lead up to the front door.

#### Kitchen 4.4m x 3.6m (max)

Step through the part glazed front door into this light filled kitchen with two windows looking out to the garden and one window to the rear. The kitchen is fitted with solid wood cabinets and laminate worktops. With a freestanding cooker, space for a dishwasher and a stainless steel sink. There is plenty of storage room in the kitchen including a large solid wood dresser with shelving and cupboards. With space for a breakfast table or relaxed seating area. With door through to the living room and door to the hallway.

#### Living and Dining Room 7.3m x 3.6m

A wonderfully spacious room with characterful beamed ceiling and fireplaces to either end of the room. With three windows looking out to the garden and one to the side of the property. This generous sized room offers enough space for both relaxing and dining. With inbuilt cupboard and shelving to the side of one fireplace and solid wooden stairs up to the first floor.

#### Hallway 3.7m (max) x 2m

A good sized rear hallway which could also be used as a handy utility area. With part glazed door to the rear of the property and doors to the washroom and sitting room.

#### Washroom 1.9m x 1.3m

Fitted with a toilet and sink. With obscure glass window to the front of the property. The Gloworm boiler is housed in this room.

#### Sitting Room 6m x 2.9m

A later addition to the property, this second sitting room is a lovely space with windows to the side and front and french doors to the garden. With brick built fireplace with gas fire and tiled hearth.







#### Stairs to First Floor

Landing 5.9m x 1m

A beautifully light landing with three windows looking out to the garden. With doors off to the bedrooms and bathroom.

Bedroom 2 3.6m x 3.3m

A double bedroom with window to the front of the property. There is a wall of inbuilt wardrobes as well as an inbuilt dressing table.

Bathroom 2.4m x 2.3m

Fitted with a sink, toilet and large walk in shower with rainfall shower head. With doors to the airing cupboard which houses the water tank as well as handy shelves for linen. With obscure glass window to the rear and loft access.

Bedroom 3 2.7m x 2.3m

With window to the rear.

Master Bedroom 3.7m x 3.5m

Step up to this lovely master bedroom with dual aspect windows to the front and side of the property.

#### Garden

The wonderfully private south-east-facing garden is an established outdoor retreat with a full width patio bordered by elegant wrought iron railings. With gate through to the expansive lawn where there are majestic mature trees, established bushes and vibrant planting. The garden is surrounded by a mature hedge boundary. A timber shed sits tucked away at the foot of the garden. The patio leads up to the door of the studio.

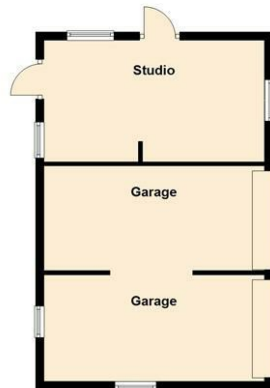
Studio 5.7m x 2.9m

With cathedral style ceiling and beautiful wooden hayfeeder. Flooded with light from the window to the driveway and four windows looking out to the patio and garden. With fully glazed door to the garden.

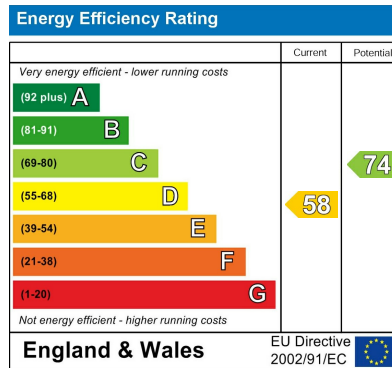
Double Garage 5.1m x 4.8m

With two up and over garage doors, a window to the side and a window to the garden.

# Floor plans



Hillcroft Cottages, Priory Lane, Thurgarton



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