

SUPERIOR HOMES

ROYSTON & LUND



Hall Farm Cottage Church

Clipston on the Wolds | NG12 5PA

Offers In Excess Of £550,000

Royston and Lund are delighted to offer to the market this recently refurbished three bedroom cottage located in the picturesque hamlet of Clipston on the Wolds. Set on a corner plot with a wrap around garden, this home has been finished to an extremely high standard throughout and boasts open views of the countryside.

An oak porch leads to a welcoming entrance hall which in turn opens to a beautiful open plan, L-shape, triple aspect lounge/kitchen/diner. The lounge features a log burner and has a doorway that leads into a large utility/boot room which also benefits from an external door (ideal for muddy boots or paws!). Off the lounge is the staircase leading up to the first floor with a couple of steps leading down to the kitchen/diner. The kitchen has a range of integrated appliances including a double oven, fridge/freezer, dishwasher and a central island that houses the hob whilst also having enough space for a dining table. Bi-fold doors off the kitchen open on to the patio.

To the first floor the landing leads to a stunning dual aspect master suite which features a vaulted ceiling with exposed beams, a walk-in dressing room and en-suite shower room whilst offering beautiful views over the fields out towards Clipston Woods. Two further bedrooms both benefit from built-in wardrobes with a family bathroom comprising a w/c, sink bath with shower over as well as a separate w/c.

To the front the of the property is a gated driveway providing off-street parking for multiple vehicles leading to a garage with enclosed, wrap around gardens to the front and side mainly laid to lawn with a patio area off the kitchen/diner.

Clipston on the Wolds is surrounded by open fields and home to the award winning 'Harkers' Farm Shop whilst still being ideally located for easy access to the A606, A46 and A52.





- Fully Refurbished Character Cottage
- Corner Plot With Wrap Around Garden
- Countryside Views
- Ample Off Street Parking & Garage
- Open Plan Living
- Dressing Room & En-Suite To Master
- Kitchen & Utility Room
- Immaculately Presented Throughout
- EPC Rating D
- Council Tax Band C



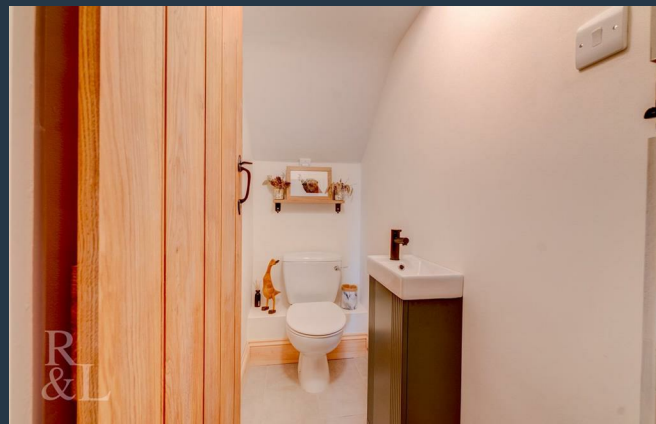


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Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.
Main area: Approx. 153.9 sq. metres (1556.1 sq. feet)
Plus outbuildings: approx. 4.7 sq. metres (51.0 sq. feet)



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
Environmental Impact (CO ₂) Rating		
EPC		
The Guild of Property Professionals		
Protected		
The Property Ombudsman		