



Court Cottage, Hardigate Road,  
Cropwell Butler, NG12 3AH

# Court Cottage, Hardigate Road, Cropwell Butler, NG12 3AH

Thomas James are delighted to offer this picturesque detached cottage home to the market.

Originally three cottages, the property now offers a blend of characterful features and modern twists, and provides accommodation arranged over two floors including an open plan living room/dining room, a fitted kitchen, a utility room, a conservatory, a study, and a wc on the ground floor, with the first floor landing giving access to three good size double bedrooms (one with an en-suite shower room), and the four piece family bathroom.

Benefiting from gas central heating and double glazing, the property occupies a generous size plot, with established and well maintained gardens, plus two driveways, and an integral garage providing off road parking.

The property enjoys a delightful position in the highly regarded village of Cropwell Butler. Surrounded by attractive countryside, the village has a charming country pub, and lies within easy reach of neighbouring villages, along with the popular market town of Bingham, plus Nottingham and Leicester, via main road routes.

Viewing is essential!

Guide Price £435,000





## ACCOMMODATION

The entrance door opens directly into the dining room.

The dining room has a bay window to the front, and gives open access to the living room. There are glass panelled doors into the study and the kitchen.

The living room also has a bay window to the front, and a feature gas stove set in a brick surround, with an oak mantle over.

The study has a window to the rear, and fitted office furniture.

The kitchen has a range of matching wood effect wall, drawer and base units, with granite work surfaces over, and an island unit with a breakfast bar area. There integrated appliances including a dishwasher, a double oven, and an induction hob. A plumbed American style fridge/freezer will remain as a part of the property sale. Stairs rise from the kitchen to the first floor, there is a door into the utility room, and double doors opening to the conservatory.

Of UPVC construction, with a quarter height wall, the conservatory has a radiator, a wall mounted electric heater, a door into the ground floor wc, and a glass panelled door opening to the garden.

The ground floor wc has a low flush wc, and a wash hand basin. The wall mounted Potterton boiler is housed here.

The utility room has a granite work surface with space and plumbing for a washing machine, and space for a dryer beneath. There is a window to the rear.

On reaching the first floor, the landing has a window to the side, and original solid wood doors into all three double bedrooms, and the family bathroom.

The recently modernised family bathroom has a corner shower enclosure with an Aqualisa power shower, a bath, and a vanity unit incorporating the wash hand basin and the concealed flush wc. There is a loft access hatch (giving access to the insulated loft space above), and an airing cupboard housing the hot water cylinder.

Bedrooms two and three both overlook the front.

Bedroom one is a well proportioned double room with windows to the front and side, a feature original fireplace, and fitted furniture including wardrobes, a dressing table, and bedside cabinets. The en-suite shower room has a double walk in shower enclosure with an Aqualisa power shower, a wash hand basin with vanity drawers beneath, and a low flush wc.

## OUTSIDE

The block paved driveway at the front provides off road parking for up to two vehicles. There is pedestrian gated access to the main garden.

A further gated driveway is accessed via a private road. This provides an additional parking space, and in turn gives access to the INTEGRAL SINGLE GARAGE (with an up and over door, power and light connected, and housing the consumer unit).

The well maintained gardens to the front of the property include; a shaped lawn, established trees (including a variety of fruit trees), well stocked flower bed borders, and a large patio seating area. The garden has external lighting, and an external tap.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,507.48.

## Referral Arrangement Note

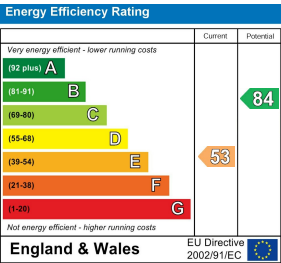
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

