



12 Main Road,  
Cotgrave, NG12 3HH

TJ  
THOMAS  
JAMES

# 12 Main Road, Cotgrave, NG12 3HH

Thomas James are delighted to offer this characterful period cottage home to the market.

Dating back to the mid 1700s, the property provides sympathetically refurbished accommodation arranged over two floors including; a living/dining room, a further reception room, a farm house style dining kitchen, a utility room, a shower room, plus a garden room (this room in need of some improvement - architects drawings of a replacement single story extension already commissioned and available for viewing) on the ground floor, with the first floor landings giving access, via two staircases, to four bedrooms: three of which are very generous double bedrooms (one with a large dressing room), a "Jack & Jill" shower room, and a family bathroom.

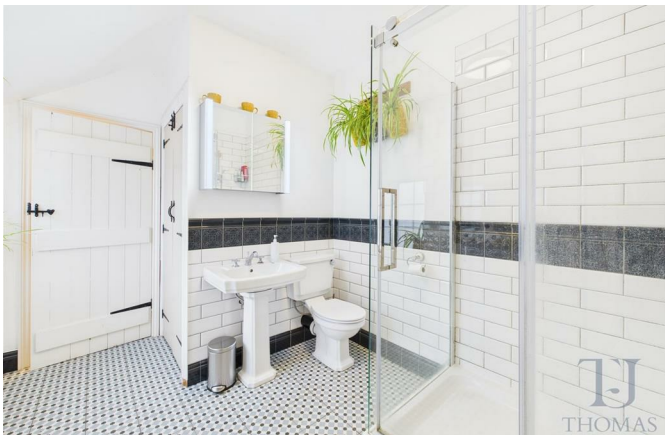
Benefiting from double glazing, and gas central heating, the property occupies a deceptively large plot with privately enclosed established gardens, and ample off road parking.

Situated in the heart of the old village area of the sought after south Nottinghamshire village of Cotgrave, the property is within easy reach of facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park. There are excellent transport links and main road routes to Nottingham and Leicester, and beyond.

Viewing is highly recommended.

## Guide Price £475,000





## ACCOMMODATION

The wood entrance door opens directly into the dining kitchen.

The well proportioned dining kitchen has a range of Shaker style drawer and base units, tiled splash backs and roll edge work surfaces, a Belfast sink with a mixer tap over, space and plumbing for a dishwasher, space for an American style fridge/freezer (the existing appliance available by separate negotiation), plus a Stoves Rangemaster style cooker. This dual aspect room has exposed beams to the ceiling, tiled flooring, and a large walk in pantry cupboard (with light). There are original doors leading to two internal hallways from the dining kitchen.

The first hallway has stairs rising to the first floor, and gives access to the living room, and the garden room.

The dual aspect living room has beams to the ceiling, a feature working multi fuel stove set on a slate hearth with a wood mantle over, an under stair storage cupboard, and an open archway with a central 'cruck' beam from the original house predating 1746, leading to the dining area. The dining area has a window to the rear, and beams to the ceiling.

The second hallway gives open access to the utility room, and access to the second reception room. Currently used as a family room, this second reception room has windows to the front and side, an open fireplace with a slate hearth, and a wood mantle over, and a door giving access to the second staircase rising to the first floor.

The utility room has a range of wall and base units, tiled splash backs and roll edge work surfaces, a useful floor to ceiling storage cupboard, a double Belfast sink, space and plumbing for a washing machine, and space for a dryer. There is a window to the side, open access to a boot room/cloaks area, and a door into the garden room.

The boot room/cloaks area has a window to the rear, a useful bench seat with storage beneath, and a door into the ground floor shower room.

Recently modernised, the shower room has a contemporary walk in shower with a Mira electric shower, a pedestal wash hand basin, a wc, and a opaque window to the rear.

In need of some "tlc" (see note below re architects drawings available for viewing), the garden room is currently used for storage only, but is a useful space with windows overlooking the garden, and two glass panelled doors opening out.

Rising to the first floor via the first staircase from the first hallway, the landing gives access to the master bedroom, the "Jack & Jill" style shower room and the fourth bedroom.

Overlooking the front, the very spacious master bedroom, has a vaulted ceiling, a built in over stairs store cupboard, and a door opening to a dressing room area. Currently used as an office, the dressing room area has a window to the rear, and built in wardrobes.

The fourth bedroom has a sloping ceiling with a Velux window, and feature original beams.

The "Jack & Jill" style shower room has a double shower enclosure with a power shower, a pedestal wash hand basin, and a wc. There is an opaque window to the front, tiled flooring, part tiled walls, a heated towel rail, and a door into bedroom two.

The sizable bedroom two has vaulted ceilings, a window to the front, an original fireplace, a built in over stairs store cupboard, and a door onto the second landing area (with stairs down to the family room area).

From this landing area, there is access to bedroom three, and the family bathroom.

Also a very generous double, bedroom three overlooks the rear, has a vaulted ceiling and an original fireplace set in the chimney breast.

Completing the accommodation, the family bathroom has a three piece suite in white comprising a panelled bath with a power shower over, a pedestal wash hand basin, and a wc. There is a window to the rear, tiling to two walls, and a heated towel rail.

## OUTSIDE

At the front, the property is flush to the pavement.

To the side of the property, the gravelled driveway provides off road parking, and gives timber double gated access, and courtesy gated access to the rear garden.

The attractive gardens to the rear of the property are well established, and enjoy a good degree of privacy. A further gravelled area provides additional car parking here, there are two patio seating areas, shaped lawns, well stocked flower borders, a variety of mature trees and shrubs, raised vegetable plots, and hard standing for a hot tub with electric power points (the hot tub available by separate negotiation).

The garden houses a useful large brick outbuilding (3.3m x 3.6m) which has been partially renovated, with power connected and a Velux window. The outbuilding is in a need of some further renovation to make the most of this versatile space. There are two further brick built stores, a integral store room ( with access adjacent to the garden room), a timber shed, and a green house (available by separate negotiation).

## Garden Room - Plans For Improvement

We understand that the vendors have architectural drawings for this room, to show the scope of works for a single story gabled garden room accessed via double doors from the kitchen, extended boot room and rear entrance, which could be completed by the new owners, should they wish to undertake them.

These drawings can be made available for sight on viewings.

## Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,702.17.

## Referral Arrangement Note

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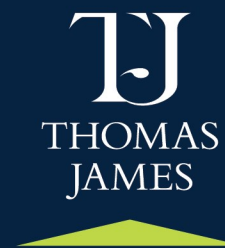
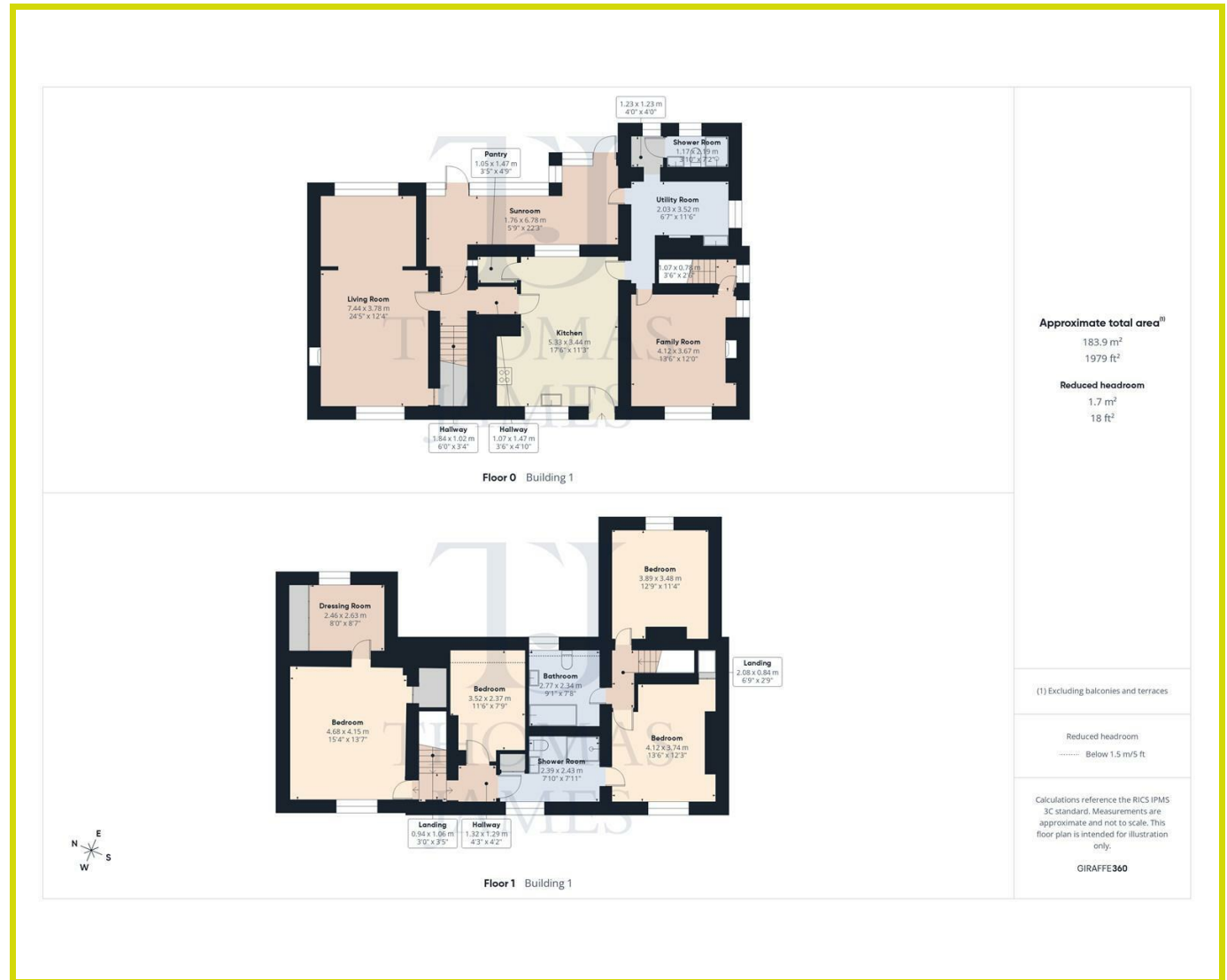
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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