

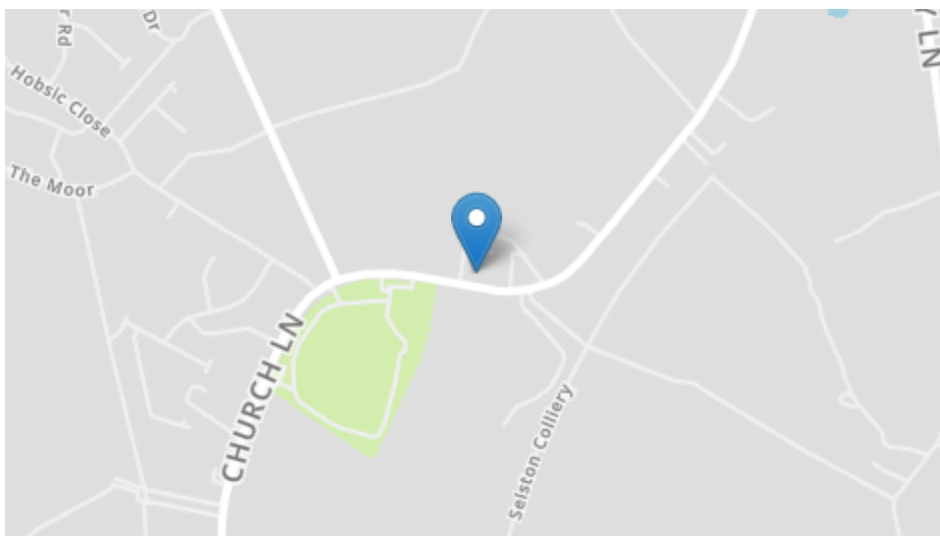
Cordy Lane, Brinsley, NG16 5BY

Offers Over £750,000

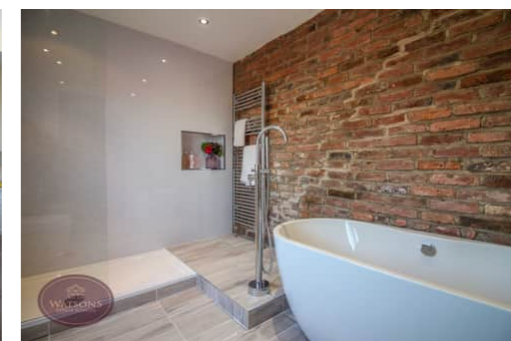


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Fully Renovated Detached Family Home
- Former Yew Tree Public House
- 5 Bedrooms
- Multiple Reception Rooms
- Downstairs WC & Shower Room
- 2 En Suites & Family Bathroom
- Off Road Parking & Garage
- Private Rear Garden With Superb Open Views
- Character & Charm Throughout
- No Upward Chain

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 24869023

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** WHERE OLD MEETS NEW AND JUST LOOK AT THAT VIEW! *** After spending most of its time as a village pub, 'The Yew Tree' has been extensively renovated, resulting in an incredible five bedroom family home, which wouldn't look out of place in a 'Country Living' magazine.

Throughout the renovation, our sellers have been sympathetic to the age & history of the property, and have retained as much of the original character as possible. Where newer features have been added they've ensured the style & finish works seamlessly with the other traditional elements of the building. The accommodation comprises in brief, entrance hall with flag stone flooring & paneled cast iron radiators, boot room with WC, shower room, home office and a reception room which would make a great play room or ground floor bedroom. There are two large formal lounges, both with feature fireplaces and a stunning open plan dining kitchen with bi folding doors to the patio area, and a vaulted ceiling showcasing the exposed beams. Off the kitchen is a separate utility room. On the first floor, the landing leads to five well proportioned bedrooms and the family bathroom which has been fitted with a contemporary white suite including a raised oval bath with free standing tap. The primary bedroom features an en suite shower room and a picture window with views over the fields beyond. Bedroom two also has an en suite, ideal for those busy school day mornings. Outside, the paved patio off the kitchen makes for an excellent entertaining space, bringing the outdoors in, through the summer months. Steps lead to an extensive turfed lawn bordered by mature trees & shrubs and it's from this level you'll enjoy views over horse paddocks and nearby countryside. A large hard standing area to the left elevation has been previously granted planning to construct a separate dwelling, and could easily accommodate multiple large vehicles such as caravans, motor homes, trailers and horse boxes. A driveway to the right provides further off road parking and leads to the carport & garage.

The property dates back to the 1700s and is located in the desirable village of Brinsley, which has a number of village amenities including schools, recreational grounds, convenience store, pharmacy and family pub restaurants. The larger town of Eastwood is just a short drive away. This is one of those properties that simply must be seen to be fully appreciated. To make an appointment, call our team.

Ground Floor

Porch

Wooden entrance door, flagstone tiled flooring, open to the entrance hall.

Entrance Hall

Stairs to the first floor, uPVC double glazed window to the front, flagstone tiled flooring, authentic exposed brick work and exposed ceiling beams. Cast iron fire place, 2 traditional radiators. Doors to the boot room housing the WC, wet room, snug, lounge, study and dining kitchen.

Boot Room

3.59m x 1.81m (11' 9" x 5' 11") UPVC double glazed windows to the front and side and door to the WC.
WC - WC, obscured uPVC double glazed window to the front and feature ceiling beams.

Wet Room

3.59m x 1.81m (11' 9" x 5' 11") Walk in shower cubicle, tiled flooring, obscured uPVC double glazed window to the side, feature ceiling beams, radiator and extractor fan.

Lounge

7.49m x 3.95m (24' 7" x 13' 0") 2 uPVC double glazed windows to the rear, Ingenook fire place with inset space for fire. 2 radiators.

Snug

6.24m x 5.39m (20' 6" x 17' 8") UPVC double glazed windows to the front & side, stone fire place and hearth with inset multi fuel burner. Feature exposed brick and feature ceiling beams. 2 traditional radiators.

Dining Room

5.22m x 3.39m (17' 2" x 11' 1") UPVC double glazed window to the rear, radiator and built in storage cupboard.

Study

3.32m x 2.91m (10' 11" x 9' 7") UPVC double glazed window to the rear and radiator.

Dining Kitchen

5.42m x 4.15m (17' 9" x 13' 7") A range of matching wall & base units, granite work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit with instant boil hot water tap. Integrated appliances to include: dual fuel Range style cooker with pop up extractor over, fridge freezer, dishwasher and wine cooler. Central island offering further storage space. Porcelain tiled flooring, vaulted ceiling with exposed ceiling beams, traditional radiator, uPVC double glazed window to the rear and open to the dining area/garden room. Open to the lobby.

Dining Area/Garden Room

4.04m x 3.83m (13' 3" x 12' 7") Porcelain tiled flooring, ceiling spotlights, 2 vertical radiators and bi folding doors to the rear & side leading to the rear garden. Door to the side.

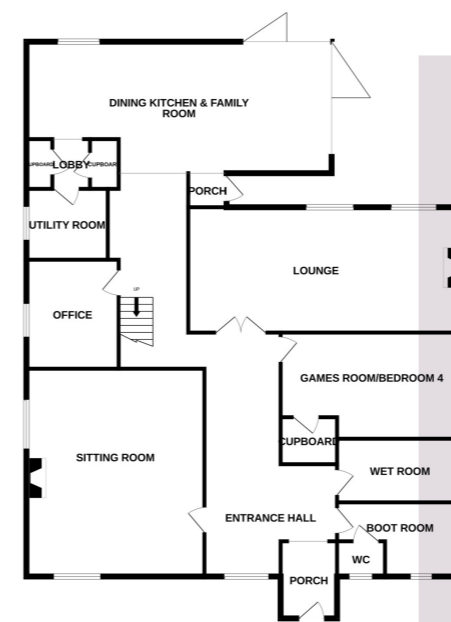
Lobby

Door to the walk in pantry and storage cupboard. Door to the utility room.

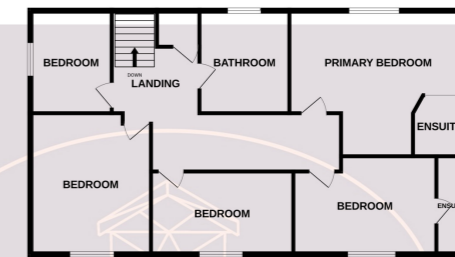
Utility Room

2.61m x 2.02m (8' 7" x 6' 8") A range of base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine. UPVC double glazed window to the side, porcelain tiled flooring, ceiling spotlights, radiator and extractor fan.

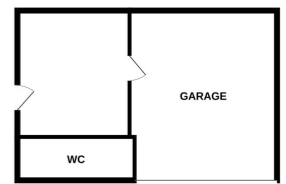
GROUND FLOOR



1ST FLOOR



GARAGE



WATSONS
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First Floor

Landing

Built in storage cupboard, access to the attic (fully boarded), radiator and doors to all bedrooms and bathroom.

Primary Bedroom

5.16m x 4.75m (16' 11" x 15' 7") UPVC double glazed windows to the side & rear, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and walk in shower cubicle with mains fed dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 2

4.34m x 2.56m (14' 3" x 8' 5") UPVC double glazed window to the front, feature exposed brick work and radiator.

Bedroom 3

3.97m x 3.68m (13' 0" x 12' 1") UPVC double glazed window to the front, feature exposed brick work and radiator.

Bedroom 4

4.08m x 2.93m (13' 5" x 9' 7") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising concealed cistern WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Chrome heated towel rail, obscured uPVC double glazed window to the side, ceiling spotlights and extractor fan.

Bedroom 5

3.02m x 2.46m (9' 11" x 8' 1") UPVC double glazed window to the side and radiator.

Bathroom

4 piece suite in white comprising: concealed cistern WC, vanity sink unit, freestanding bath and walk in shower cubicle with dual rainfall effect shower. Feature exposed brick work, extractor fan, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property are flower bed borders with a range of mature plants & shrubs. A tarmacadam driveway running alongside both side of the property provides ample off road parking and leads to the detached garage and adjoining store. The detached garage measuring 4.74m x 4.27m with door to the adjoining store measuring 3.57m x 2.23m and door to the WC with pedestal sink unit, WC and extractor fan. The rear garden offers an excellent level of privacy and comprises a paved patio with steps up to a generous well maintained lawn with open views over nearby countryside and woods.