

Beauvale, Newthorpe, NG16 2EZ

Guide Price £425,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		79
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26965755

- Detached Victorian Home Built in 1875
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs Shower Room & Family Bathroom
- Garden Room
- Open Views to the Rear
- Walking Distance To Amenities
- Authentic Character With Modern Touches

Our Seller says....

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





\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\* TOP MARKS FOR THIS FORMER SCHOOL HOUSE \*\*\* Watsons are delighted to present for sale this deceptively spacious detached property which was the school master's residence (formerly Greasley Beauvale Infant School). Built in 1875, it boasts all the features you would expect, including high ceilings retaining original cornice and period style fireplaces, but the current owner has tastefully refurbished to make a very functional home for the modern family. In brief, the accommodation comprises: entrance hall, lounge, dining room, kitchen, utility room, shower room and a garden room. Upstairs, the landing leads to the four DOUBLE bedrooms and family bathroom. Outside, the building alongside is no longer a school, whilst the other side overlooks superb open countryside so there is a high level of privacy to the rear. A driveway provides off street parking and there is excellent additional on-street parking provision to the front. As part of the restoration of this historic abode, sympathetic enhancements made by the current owner include: external rendering, refitted central heating, rewiring, replastering as well as refitted kitchen & bathroom. It should be noted that part the former school itself is Grade II listed which will preserve its cosmetic integrity, however the property for sale is NOT listed. Viewing is HIGHLY RECOMMENDED to truly appreciate this rare opportunity and are strictly by appointment only.

#### Ground Floor

##### Storm Porch

Door to the entrance hall.

##### Entrance Hall

Exposed wooden flooring, radiator, built in storage cupboard, stairs to the first floor and doors to the lounge, dining room and kitchen.

##### Lounge

4.26m x 4.07m (into the bay) (14' 0" x 13' 4") 2 single glazed sash windows to the front in the bay, 2 single glazed sash window to the side, exposed wooden flooring, 2 radiators, feature fire place with inset space for fire and original cornice.

##### Dining Room

3.95m x 3.73m (13' 0" x 12' 3") 2 single glazed sash windows to the front and 2 single glazed sash windows to the side, radiator, feature fire place with inset multi fuel burner.

##### Kitchen

3.72m x 3.63m (12' 2" x 11' 11") A range of matching shaker style wall & base units with wooden work surfaces incorporating an inset Belfast sink. Space for Range style cooker with extractor over, integrated dishwasher, quarry styled tiled flooring, vertical radiator. Door to the walk through pantry with single glazed sash window to the rear, radiator, quarry tiled flooring and doors to the shower room and utility room. Single glazed sash windows to the rear & side and door to the garden room.

##### Garden Room

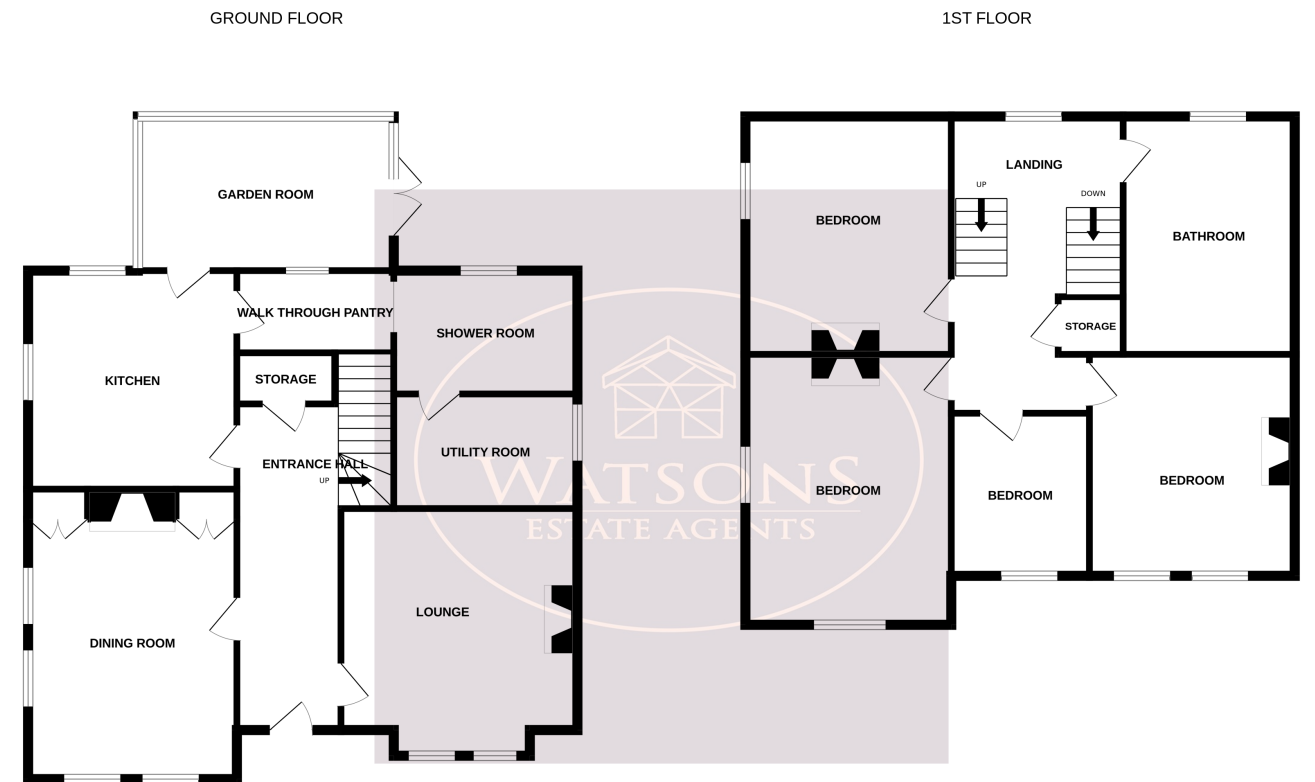
2.91m x 2.22m (9' 7" x 7' 3") Brick & double glazed wooden windows, tiled flooring, ceiling spotlights, velux window and wooden French doors leading to the rear garden.

##### Shower Room

3 piece suite comprising WC, wall mounted sink and shower cubicle with dual rainfall effect shower over. Chrome heated towel rail, extractor fan, ceiling spotlights, double glazed wooden sash window to the rear and door to the utility room.

##### Utility Room

Plumbing for washing machine, integrated combination boiler, tiled flooring and ceiling spotlights.



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

Single glazed wooden sash window half way up the stairs, built in storage cupboard, access to the attic (fully boarded), radiator and doors to all bedrooms and family bathroom on the half landing.

##### Bedroom 1

4.29m x 3.7m (14' 1" x 12' 2") Single glazed wooden sash windows to the front & side, traditional fireplace, radiator and exposed wooden flooring.

##### Bedroom 2

3.65m x 3.38m (12' 0" x 11' 1") Single glazed wooden sash window to the rear, radiator, traditional fireplace and exposed wooden flooring.

##### Bedroom 3

3.81m x 3.11m (12' 6" x 10' 2") Single glazed wooden sash window to the front, traditional fireplace and radiator.

##### Bedroom 4

2.66m x 2.48m (8' 9" x 8' 2") Single glazed wooden sash window to the front and radiator.

##### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and rolled top freestanding bath. Traditional radiator, exposed wooden flooring and double glazed wooden sash window.

##### Outside

The front of the property is palisaded by original stonework and wrought iron railings and a brick paved driveway alongside provides off road parking, with further on street parking to the front. The rear garden offers a high level of privacy with open views over nearby countryside and comprises a paved patio, turfed lawn, flower bed borders. A timber built shed and brick built outhouses with power provide useful additional storage space.