

The Three Horseshoes, Lower Bagthorpe, NG16 5HF

Offers Over £700,000



The Three Horseshoes, Lower Bagthorpe, NG16 5HF

Offers Over £700,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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 - 25045400

- Substantial Detached Character Cottage
- Sought After Village Location
- 4 Bedrooms
- Bedroom 1 with En Suite & Dressing Room
- 2 En Suites & Family Bathroom
- 4 Reception Rooms
- Downstairs Shower Room & Utility Room
- Driveway & Double Garage

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



\*\*\* INTRODUCING 'THE THREE HORSESHOES' \*\*\* Dating back to the 1700's, this former public house & adjoining cottage is a fine example of how to retain original character, yet provide everything you'd need in a modern, versatile family home. The property has had a double storey extension to the side, providing more space than is initially evident from the front elevation. Throughout the property there are a wealth of original and traditional features including exposed beams, latched doors, slate tiled flooring and several impressive fireplaces. The property sits back from the road, amongst a mature and well established landscape and can be accessed via two driveways, one of which leads to a detached double garage. This is a home with so much to offer, but our favourite feature by far is the secluded patio area with stunning field views\*, which must be seen in person to be appreciated.

**Ground Floor**

**Sitting Room**

4.39m x 4.0m (14' 5" x 13' 1") UPVC entrance door, uPVC double glazed window to the front, Inglenook fireplace with inset space for fire, radiator, under stair storage cupboard, exposed ceiling beams and doors to the stairs, dining kitchen and lounge.

**Lounge**

6.25m (5.54m min) x 3.54m (20' 6" x 11' 7") UPVC double glazed window to the front, sandstone fire place with inset multi fuel burner, exposed ceiling beams, radiator and door to the inner hall.

**Inner Hall**

Tiled flooring, open access to the utility room and dining kitchen, door to the dining room.

**Dining Kitchen**

6.2m x 4.12m (20' 4" x 13' 6") A range of matching shaker style wall & base units. Work surfaces with inset Belfast sink. Integrated fridge & dishwasher, space for Range style cooker with extractor over. Brick built fire place with inset multi fuel burner, exposed ceiling beams, vertical radiator, tiled flooring, boiler, 2 uPVC double glazed windows to the rear and French doors to the rear garden.

**Dining Room**

4.09m x 3.74m (13' 5" x 12' 3") Inglenook fireplace with inset multi fuel burner, uPVC double glazed window to the rear, exposed ceiling beams, slate tiled flooring, radiator, external door to the side and door to the study.

**Study**

4.2m x 3.3m (13' 9" x 10' 10") Brick built fireplace with inset multi fuel burner, slate tiled flooring, radiator and uPVC double glazed window to the front.

**Utility Room**

A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated washing machine and fridge freezer. UPVC double glazed window to the side, tiled flooring, vertical radiator, doors to the shower room and rear garden.

**Shower Room**

WC, wall mounted sink and shower cubicle with mains shower. Radiator and obscured uPVC double glazed window to the side.

**First Floor**

**Landing**

Exposed ceiling beams and doors to all bedrooms, dressing room and family bathroom.

**Bedroom 1**

4.12m x 3.68m (13' 6" x 12' 1") UPVC double glazed window to the rear with open views, radiator, open access to the dressing room and door to the en suite.

**Dressing Room**

4.44m x 3.48m (14' 7" x 11' 5") UPVC double glazed windows to the front & side, radiator and matching fitted furniture including wardrobes, drawers and a dressing table.



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.  
Made with Metropix ©2022

**En Suite**

3 piece suite in white comprising WC, pedestal sink unit and corner shower unit with electric shower. Exposed brick fireplace, chrome heated towel rail, tiled flooring and uPVC double glazed window to the rear.

**Bedroom 2**

4.07m x 3.44m (13' 4" x 11' 3") UPVC double glazed window to the front, radiator and exposed ceiling beams.

**Bedroom 3**

4.56m (max) x 4.18m (15' 0" x 13' 9") 2 uPVC double glazed windows to the front, exposed brick fire place, radiator, ceiling beams and door to the en suite.

**En Suite**

3 piece suite comprising WC, wall mounted sink and shower cubicle with electric shower. Extractor fan, radiator and obscured uPVC double glazed window to the rear.

**Bedroom 4**

4.15m x 2.73m to the front of the wardrobes (13' 7" x 8' 11") UPVC double glazed windows to the rear & side with open views, traditional fire place, fitted wardrobes, exposed ceiling beams and storage cupboard housing the hot water tank.

**Family Bathroom**

3 piece suite in white comprising WC, pedestal sink unit and freestanding rolled top bath with mixer shower. UPVC double glazed window to the rear, door to the airing cupboard, tiled flooring and traditional style radiator with heated towel rail.

**Outside**

The property stands in a plot of just over 1/3 of an acre with beautifully established gardens to the front, side and rear. Features include; well maintained lawns, mature trees, flower bed borders, a wide range of plants & shrubs, tiered rockery beds, 3 ponds, raised vegetables beds, a covered well, log store, greenhouse and several patio seating areas allowing you to enjoy the sun throughout different times of the day. Other features include a brick built potting shed and brick built coal house. Two driveways provide ample off road parking and lead to a detached double garage with 2 electric roll up doors, light and power.

**Agents Note**

\* The field beyond the patio area is privately owned and does not form part of the sale.