

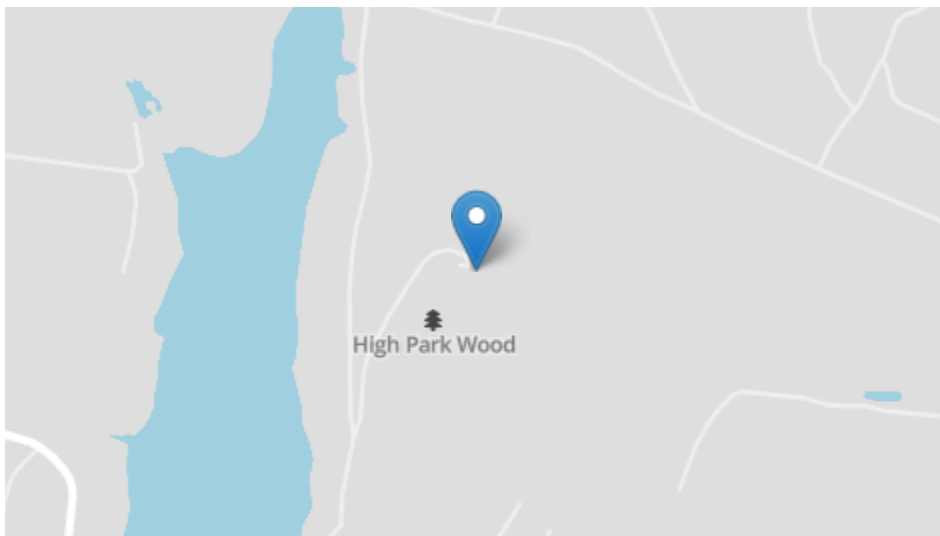
Hunters Lodge, Moorgreen, NG16 3QY

£375,000

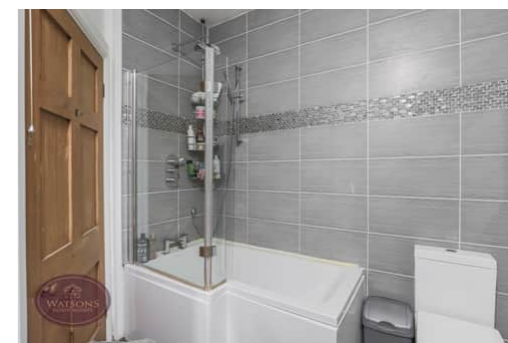
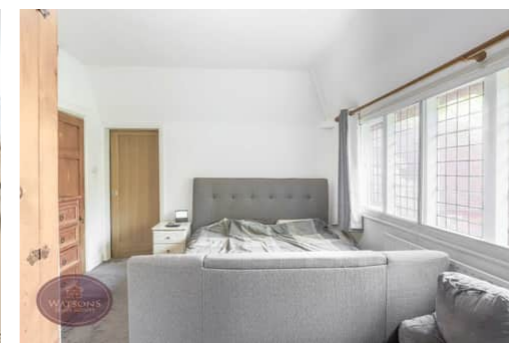


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Grade II* Listed Mews Cottage
- 3 Bedrooms
- Newly Fitted Bathroom
- Generous Private Rear Garden
- Off Road Parking
- Character & Charm Throughout
- Rural Location with Open Views
- Stunning Setting!

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 - 26934982

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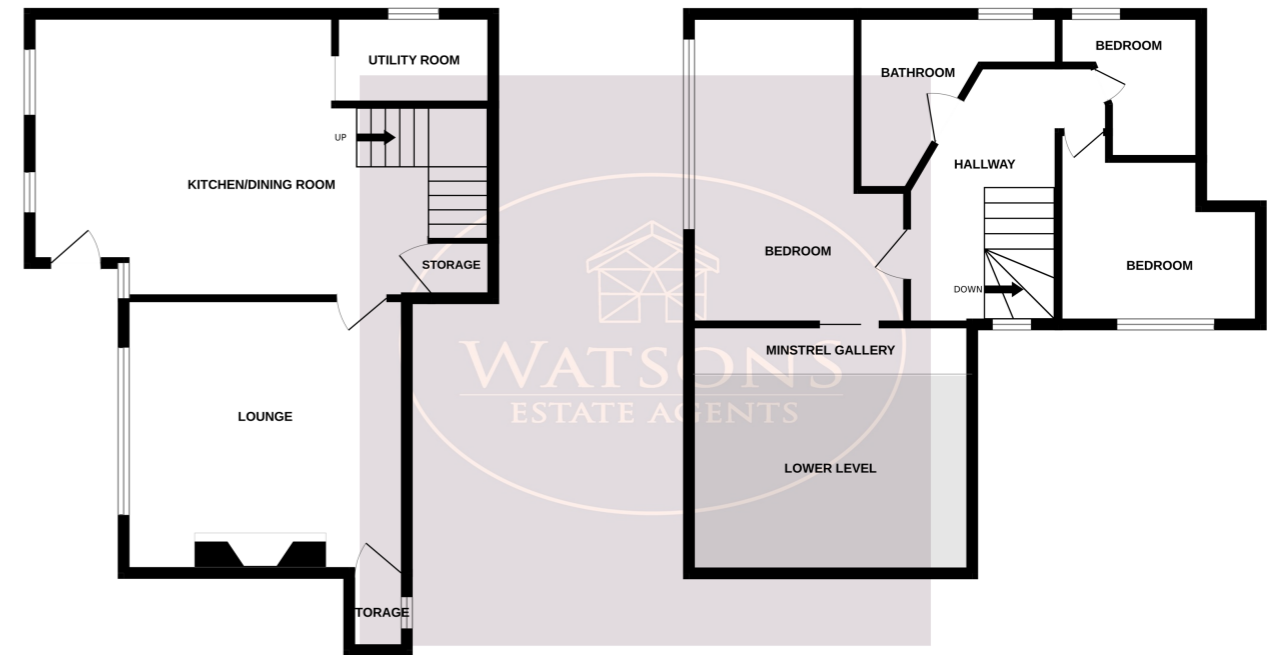
40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



GROUND FLOOR

1ST FLOOR



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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*** INTO THE WOODS.....*** If you step into the woods today, you're in for a big surprise! This unique, Grade II* listed mews style property is hidden away in acres of beautiful woodland. Whether you are looking for a peaceful setting hidden away from the world, or a private residence that packs some real wow factor then this is the property for you. A rare opportunity to purchase this Grade II* Listed Country Cottage accessed via a private drive through High Park Wood, which is alongside Moorgreen Reservoir. Hunters Lodge was formerly part of the original kitchen and servants quarters of Beauvale House (which is now split into four properties), Moorgreen is situated just north of Watnall, proceeding along the B600 towards Underwood, turn right just before the Moorgreen Reservoir Carp Fishery sign, then immediately left into Beauvale House drive entrance, with the Lodge House on your right. Continue along the private drive for approximately half a mile through the woods keeping to the right at the fork through the open gate and on reaching Beauvale House with its 90 foot tower, continue left and the front door to Hunters Lodge is visible through the arch on your right. Allocated parking is further down immediately after the iron double gates on the right. Conveniently located with access to the M1 motorway at junctions 26 & 27 with good routes to the North and South together with access to Nottingham and Derby. The area has historical connections with DH Lawrence, the author of 'Lady Chatterley's Lover'.

Ground Floor

Porch

Wooden entrance door to the front, wooden double glazed window to the side and solid wooden door to the lounge.

Lounge

4.36m x 4.24m (14' 4" x 13' 11") Wooden Victorian pane secondary glazed window to the side, impressive exposed brick fire place with inset space for log burner, solid oak door to the storage cupboard housing the utility meters. Flagstone flooring, high vaulted ceiling, feature wooden wheel lighting and wrought iron features and overlooked by the impressive Minstrel gallery. Solid wooden door to the dining kitchen.

Dining Kitchen

7.10m x 4.37m (23' 4" x 14' 4") A range of matching oak effect wall & base units, space for Range style cooker. Integrated dishwasher, exposed wooden flooring, 3 secondary glazed windows to the side. Solid wood door to the under stairs storage cupboard and solid wooden door to the side leading to the courtyard. Stairs, with wooden balustrades to the first floor.

Utility Room

2.41m x 1.76m (7' 11" x 5' 9") A range of matching oak effect wall & base units, work surfaces with inset Belfast sink, plumbing for washing machine, space for tumble dryer, wall mounted boiler and secondary glazed window to the side.

First Floor

Landing

Victorian pane window to the front with secondary glazing, exposed wooden flooring, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.77m x 3.34m (15' 8" x 10' 11") Wooden Victorian picture window to the side with secondary glazing and open views, radiator and arch through to the minstrel gallery overlooking the lounge.

Bedroom 2

3.63m x 2.52m into the recess (11' 11" x 8' 3") Wooden Victorian pane window with secondary glazing to the front and open views, radiator.

Bedroom 3

2.14m x 1.56m (7' 0" x 5' 1") Wood window to the rear with secondary glazing and open views, radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Chrome heated towel rail, extractor fan and secondary glazed wooden window to the rear

Outside

Access to the property is via the communal courtyard. Allocated ample off road parking is c30 meters from the property. The rear walled garden offers an excellent level of privacy and comprises a turfed lawn, large patio area, a timber built shed. The garden is enclosed and has a historic wall to the right and front boundaries. There are open views over High Park Woods.