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The Dovecote

Town End Court, West Leake

- A beautiful barn conversion in an idyllic village setting
- One of five properties in a cobbled courtyard
- Three reception rooms and a kitchen/breakfast room
- Established gardens with an open rural aspect
- Covered carport providing off-road parking
- Immaculate living space with an abundance of character
- Recently redecorated and immaculate interiors
- Newly fitted log burner in the generous main sitting room

General Description

Smiths Property Experts are favoured with instruction to market a charming barn conversion with beautiful, landscaped gardens. The property is in a courtyard setting in the heart of the delightful village of West Leake and is one of just five properties that once made up a working farm. The property features a covered carport and store at the front, and stunning landscaped gardens with a private aspect to the rear.

West Leake is a highly regarded village nestled in South Nottinghamshire. The picturesque village boasts a beautiful street scene, stunning protected countryside, and a public house. The neighbouring villages of Sutton Bonington and East Leake offer a range of amenities and schooling. Nottingham, Leicester, and the M1 motorway are easily accessible. Additionally, there is a direct train from East Midlands Parkway to London St Pancras.







The Property

The property is immaculate throughout, affording generous living space with characterful features, double glazing, and gas central heating. The floor area, including the carport and store, extends to over 1,500 square feet.

The living accommodation is laid across two floors, comprising a dining hall, kitchen/breakfast room, sitting room with a feature inglenook-style fireplace and wood burning stove, conservatory with garden views, and a w.c. Upstairs are three bedrooms, the main room affording a separate w.c and wash hand basin. Bedrooms two and three are divided by a stud partition wall, allowing for easy removal to create one large room should the eventual purchaser wish.

The Outside

This property is situated within a charming cobblestone courtyard, previously a working farmyard. It is one of five individual homes that were converted from the original working buildings. Under the covered double carport, there is off-road parking for several vehicles. A useful large store/workshop is also attached.



To the rear of the property are beautiful gardens with an open rear aspect and complete privacy. There are several seating and entertainment areas, mature borders, and a central lawn. In addition, there is a timber shed.





Property Information

EPC Rating: D

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

Services

All mains electric, gas, water, and drainage.

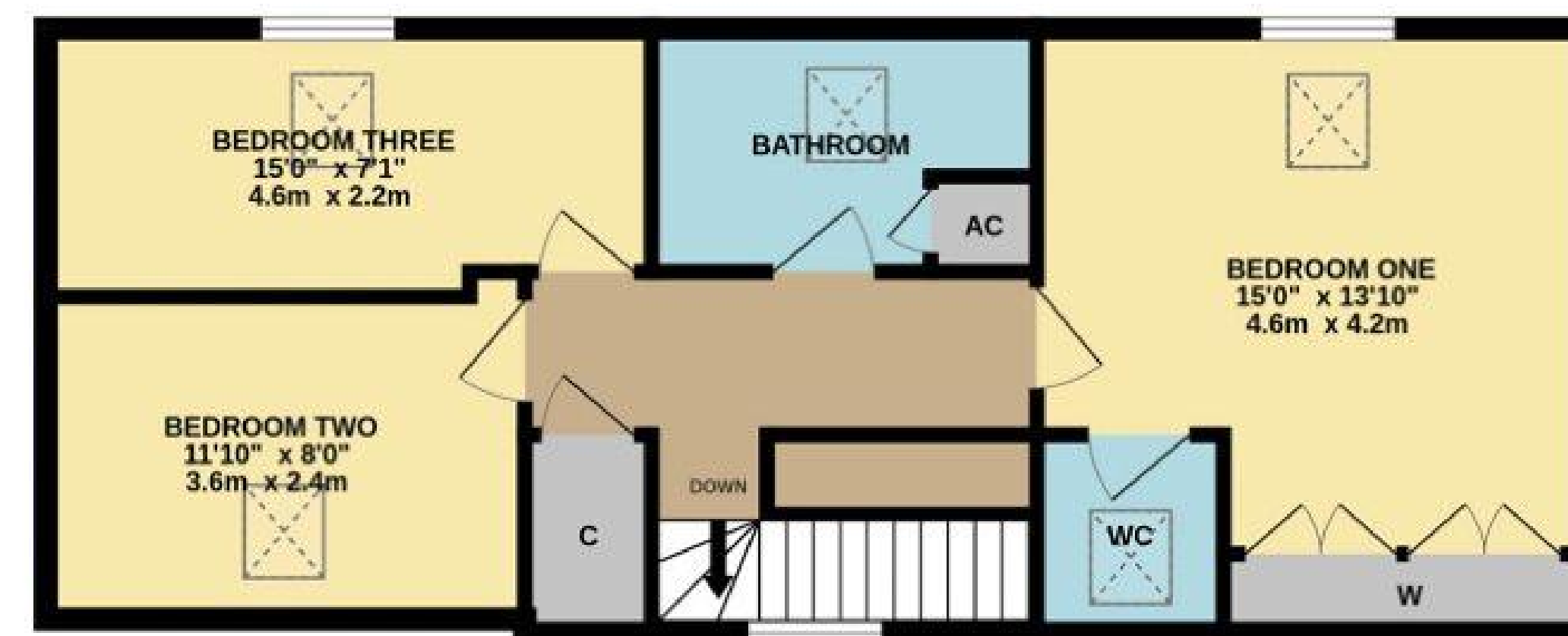
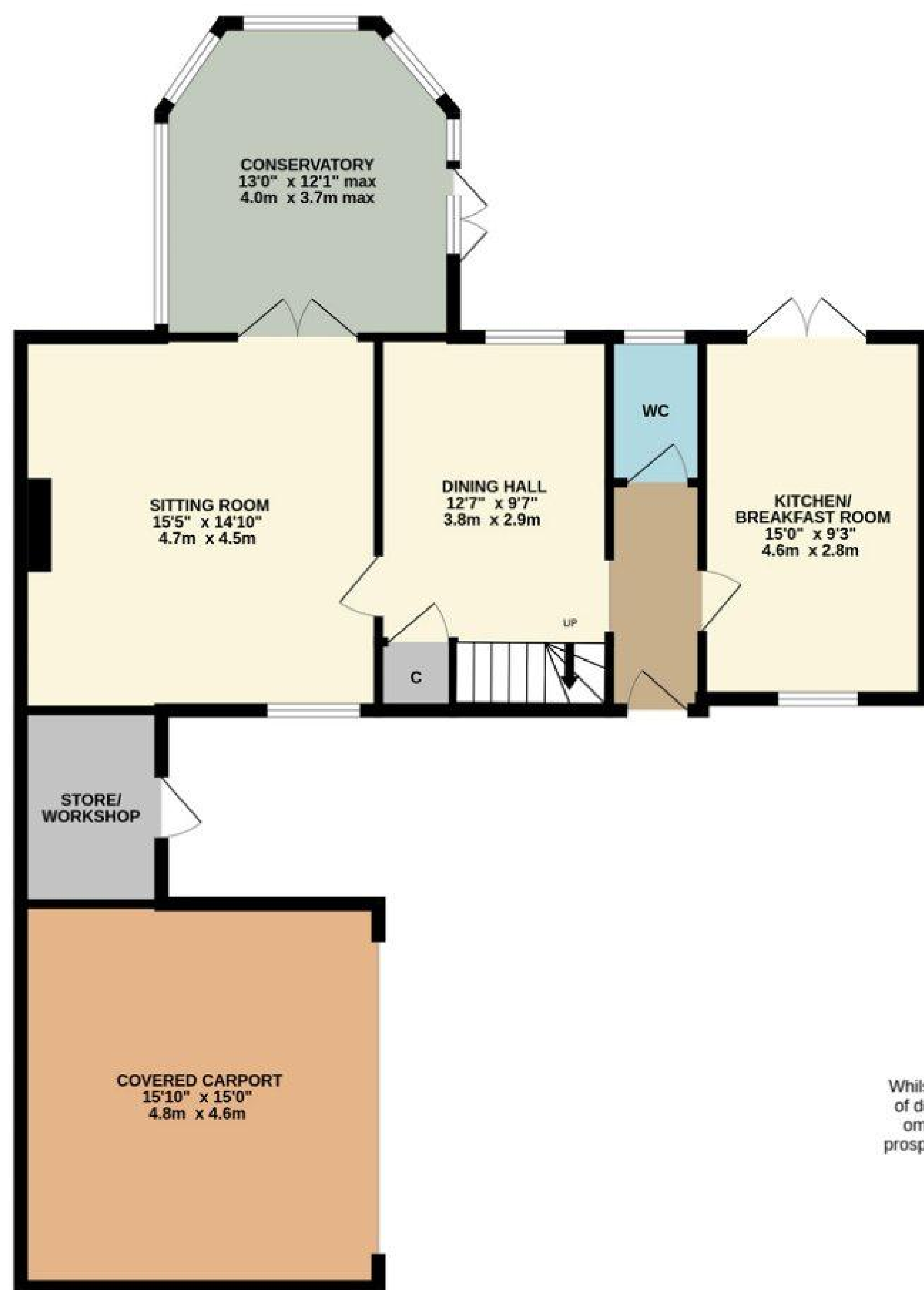
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

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TOTAL FLOOR AREA : 1566 sq.ft. (145.5 sq.m.) approx.

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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