



PEAR TREE COTTAGE

COLSTON BASSETT





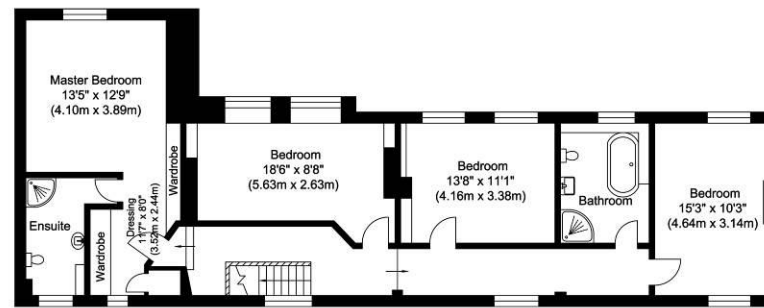


Pear Tree Cottage is a character country home, offering a wealth of period charm and character whilst having undergone recent full renovation with modern low-energy living in mind.

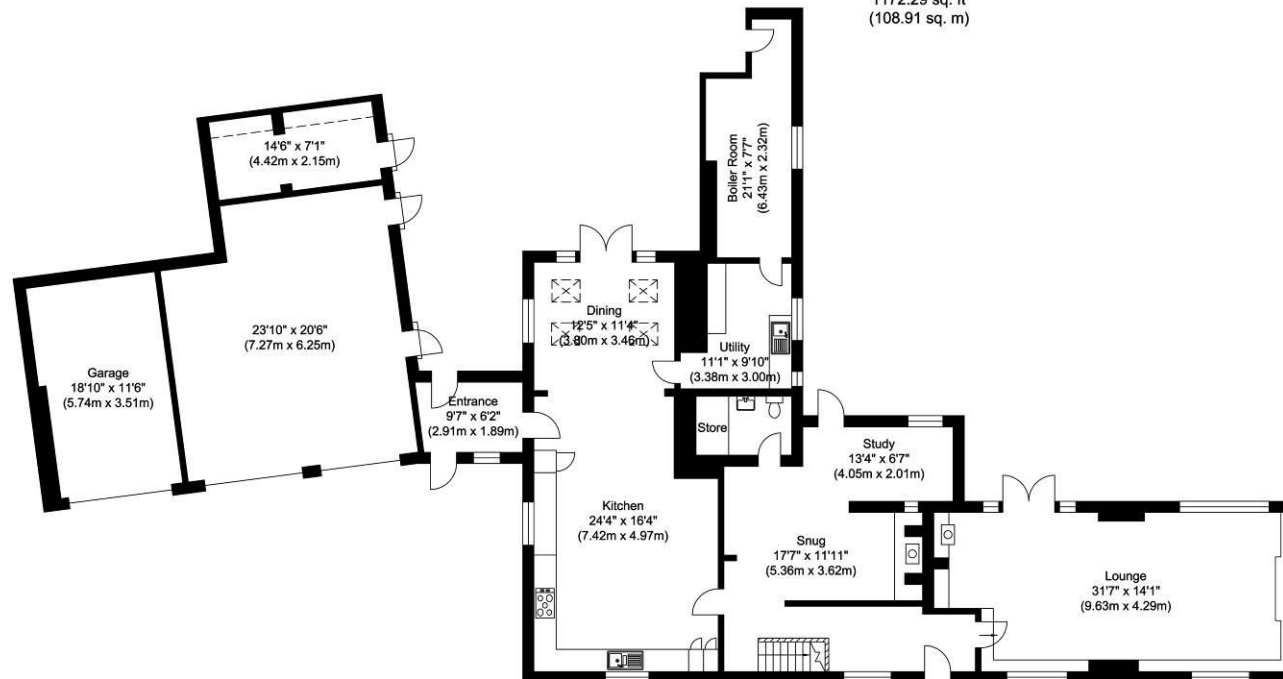
The property offers beautifully presented accommodation which comprises a spacious entrance hallway, cloakroom, large sitting room with wood burner, snug with feature inglenook fireplace, study and the real heart of the home – a newly fitted open plan living kitchen with Range cooker and dining space with Velux windows and French double doors onto terrace. Off the kitchen is a utility room with further boiler/laundry room and integral access through to the garage. To the first floor a split-level landing leads to the master bedroom with dressing area and newly fitted ensuite, three further double bedrooms and refitted family bathroom with feature free-standing tub.

Externally, the property is approached by electrically operated double gates to the front which lead onto a spacious driveway providing parking for multiple vehicles. There is a detached triple garage with further outbuilding space, this could be converted to create a self-contained annexe / home office STPP. The grounds have been fully landscaped, with walled South-East facing gardens giving a high degree of privacy with mature trees and planting, a large area of lawn and patio terrace areas to enjoy Alfresco dining.

Colston Bassett is a highly regarded village nestled within the Vale of Belvoir, ideally positioned in the South of Nottinghamshire with easy access to West Bridgford and the City of Nottingham. The village offers amenities including the renowned Martins Arms pub as well as award-winning Stilton dairy and the Colston Bassett independent preparatory school (serving ages 4 to 11). More comprehensive schooling facilities are available in the nearby villages of Cropwell Bishop, Cotgrave and the market town of Bingham. The village is well known for its lively community spirit with a number of social clubs and sporting clubs including a village cricket team and bowls club, with events taking place all year round. The village is well-placed for transport links, with the A46, A52, M1 and M1 all within easy reach as well as Nottingham East Midlands Airport. Mainline trains to London in approximately one hour are available from nearby Grantham station.



First Floor
Approximate Floor Area
1172.29 sq. ft
(108.91 sq. m)



Garage
Approximate Floor Area
706.00 sq. ft
(65.59 sq. m)

Outbuilding
Approximate Floor Area
102.25 sq. ft
(9.50 sq. m)

Ground Floor
Approximate Floor Area
1851.82 sq. ft
(172.04 sq. m)

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