Grade II Listed former Lodge to Tollerton Hall

The Lodge, 2 Cotgrave Lane, Tollerton, Nottinghamshire

Freehold

savills

Location
The Lodge sits on the edge of the old part of the village of Tollerton and is within easy reach of Nottingham city centre and West Bridgford which have a wealth of local facilities and amenities.

History
The Lodge and attached gateway are Grade II Listed and was built originally as one of the carriage entrance ways to the nearby Tollerton Hall. There are distinct features to the building which has been completely renovated and restored. These include an interesting conical slate roof and rendered stacks with pepperpot finials, either side of the high original carriage gated entrance with a large crest above.

Description
The Lodge is an important and historic property set towards the edge of the village of Tollerton and has been skilfully renovated and restored to an excellent standard, retaining much of the original character and charm of this interesting one-off historic former Lodge to Tollerton Hall.

The property has a recessed gated entrance through the original carriageway to a courtyard area together with independent pedestrian access from Cotgrave Lane.

There are attractive restored arched head sealed unit windows to much of the ground floor and an arched head side entrance door to a fine staircase reception hall with hardwood flooring, ornate radiator and wide arch through to the;

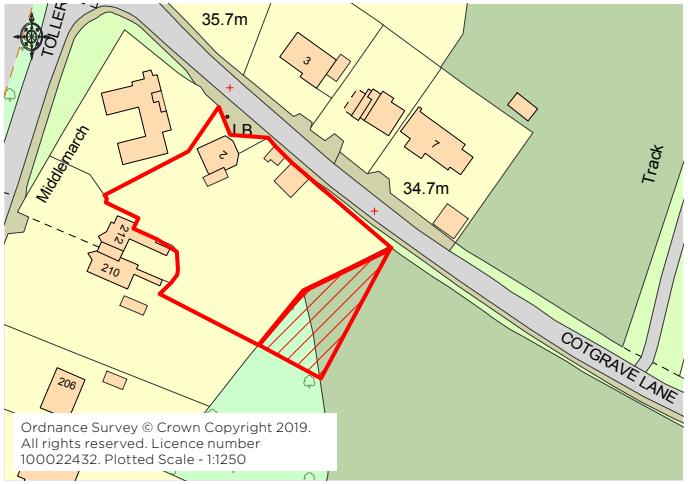
Dining room with hardwood flooring, corniced ceiling and electric fire. French doors leading through to conservatory/garden room with a tiled floor, French doors overlooking with access to the garden.

Sitting room set to the front of the property, a very atmospheric room with brick fireplace surround and electric log effect wood burner. Secondary double glazed windows.

Dine in kitchen with a tiled floor and inset corner sink, a range of fitted cupboards and working surface, Neff integrated dishwasher, pull-up gas hob, built-in oven with microwave and integrated refridgerator. Concealed gas fired boiler providing central heating and domestic hot water. Utility off with a tiled floor, sink unit, fitted cupboards.

First floor with a split staircase, generous main landing.

Master bedroom – spacious room overlooking the gardens including a shower enclosure with a separate vanity unit and wash hand basin – readily adaptable to create a formal en suite.



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There are two further bedrooms, one with an original cast iron dog grate.

A large family bathroom with a cast iron freestanding bath, pedestal wash hand basin, high suite period style W.C and airing cupboard with a hot water cylinder.

Outside

The property has a partly historic walled frontage to Cotgrave Lane with a recessed gated entrance to a courtyard parking and turning area, with brick store and good sized double garage with twin up and over doors. There are a range of additional outbuildings including an original pig sty (with electricity and water connected), now converted to a useful garden store, timber garden shed and greenhouse.

The gardens are a particular feature of this wonderful historic property, in all some 0.44 acres with an additional area of land, shown hatched red on the attached site plan which may be available to rent externally, subject to seperate negotiation. The gardens have been skilfully planned and planted with wonderful mature flowerbeds, lawns and a patio area beyond the garden room. There is a generous main lawned area backing onto woodland in part and offering a good degree of privacy. There is a productive vegetable and soft fruit garden.

Tenure

Freehold

Services

Mains electricity, gas central heating, drainage and water are understood to be connected to the property.

The property benefits from a full alarm and has a gate intercom system.

Viewing

Strictly by appointment with Savills.

2 Cotgrave Lane, Nottingham
Main House gross internal area = 1,502 sq ft / 140 sq m
Garage gross internal area = 321 sq ft / 30 sq m
Garden Store & External Room gross internal area = 173 sq ft / 16 sq m

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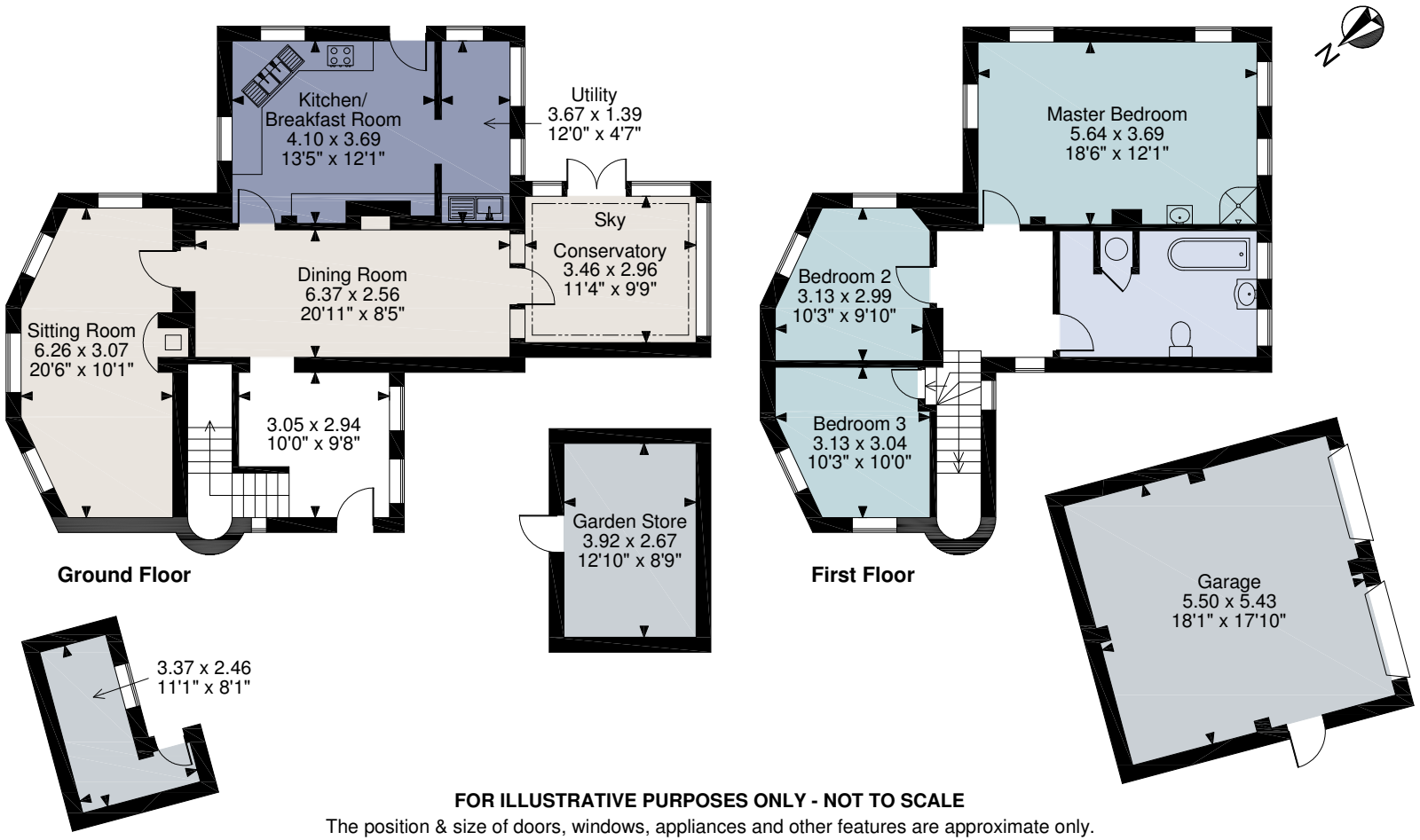

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