

ON HOLD



Barroon, Castle Donington

4 Bedrooms, 1 Bathroom, Semi-Detached House



Barroon, Castle Donington

4 Bedrooms, 1 Bathroom

- Absolutely stunning period home
- Retaining many original features
- Well maintained 0.3 of an acre plot
- Four substantial bedrooms
- Two fabulous main reception rooms



THE PROPERTY AND TOWN Offered to the market for the first time in nearly twenty years is this sumptuous period property that was for many years part of the Nottingham Convalescent Home. Stunningly refurbished over a number of years the subject property retains many period features such as original windows, fireplaces, floors plus ceiling cornicing and roses. Accommodation is comfortably in excess of 3,000 square feet, the building standing on a carefully maintained plot around 0.3 of an acre.

The property is accessed through an entrance porch which opens to a reception hall and inner hallway with pristine Minton tile floors and two outstanding main reception rooms leading off, the impressive lounge and elegant dining room. Additional rooms to the ground floor include a study, ideal for home working, plus the breakfast kitchen which has a utility room and guest cloakroom leading off.

To the first floor, accessed by an original staircase, is the wonderful main bedroom measuring 25' 11" x 14' 11" with sash windows providing views over the rear garden and beyond. There is an equally impressive second bedroom, with full height bay window to the rear. The first floor is complemented by a third double bedroom and gorgeous bathroom with a period style suite.

To the upper floor is double bedroom four and an area of attic space that is prime for conversion to additional living space.

Externally the property has gated access to off street parking, with adjacent garden, leading through to the front entrance porch. To the side and beyond is an area of exceptionally well maintained garden with two areas of lawn, stocked borders including fruit trees, plus two areas of patio, one being adjacent to the rear of the



property, the second at the culmination of the garden. Added to this there is additional parking and a DETACHED DOUBLE GARAGE 20' 9" x 16' 4" (6.32m x 4.98m) with two sets of double doors, light and power supplies.

A truly exceptional home, with no comparison within the town, subsequently personal inspection is the only way to truly appreciate this piece of Castle Donington history.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super markets, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

RECEPTION HALL 13' x 5' 10" (3.96m x 1.78m)

INNER HALL 14' 10" x 10' 1" (4.52m x 3.07m)

LOUNGE 24' 3" x 18' 2" (7.39m x 5.54m)

DINING ROOM 21' 3" x 13' 3" minimum (6.48m x 4.04m minimum)

STUDY 13' 5" x 11' 10" (4.09m x 3.61m)

KITCHEN 20' 8" x 11' 1" (6.3m x 3.38m)

UTILITY ROOM 12' 3" x 7' 6" (3.73m x 2.29m)



GUEST CLOAKROOM

FIRST FLOOR

LANDING

MASTER BEDROOM 25' 11" x 14' 11" (7.9m x 4.55m)

BEDROOM TWO 20' 10" x 18' 2" (6.35m x 5.54m)

BEDROOM THREE 13' 6" x 11' 9" (4.11m x 3.58m)

FAMILY BATHROOM

SECOND FLOOR

LANDING

BEDROOM FOUR 13' 7" x 13' 5" (4.14m x 4.09m)

DOUBLE GARAGE 20' 8" x 16' 8" (6.3m x 5.08m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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