

Rea Gooding



Manor House, 1 Owthorpe Road, Cotgrave, NG12 Guide Price: £950,000

The Manor House is an exceptional period residence set within 0.75 acres of extremely private grounds.

Nestled in the popular village of Cotgrave on the picturesque fringes of Nottingham, The Manor House stands as a testament to timeless elegance beautifully balanced with contemporary comfort. This impressive residence combines the character and charm of its historic origins with thoughtful modern enhancements, achieving an outstanding energy efficiency rating of 69/78.

The Manor House enjoys an enviable position on Owthorpe Road in the historic heart of Cotgrave, surrounded by distinguished family homes and character properties. Set within the highly desirable Rushcliffe Borough, this location offers the perfect blend of rural tranquility and urban convenience. Commuting to Nottingham city center is effortless via excellent road networks and reliable public transport, while open countryside and the scenic Cotgrave Country Park are just moments away. The village amenities, all within a short stroll, include a recently redeveloped shopping precinct, a modern leisure center, the Outstanding-rated Candleby Lane School, a well-stocked library, a comprehensive health center, and three convenient supermarkets (Sainsbury's, Co-Op, and Heron Foods).

This substantial period residence has been sympathetically modernized and extended to create a harmonious flow of living spaces across three floors, while carefully preserving its distinctive heritage features. The ground floor offers a welcoming reception hall that sets the tone for this exceptional home, a family lounge area perfect for relaxed gatherings, a formal reception room ideal for entertaining guests, an elegant dining room for memorable family meals, a contemporary kitchen/diner forming the heart of this family home, a bright breakfast area for casual dining, and a practical utility room offering valuable additional workspace.

The first floor features a spacious landing/reading area providing a versatile additional living space, a luxurious master bedroom with private en-suite bathroom, three further bedrooms that are generous in size and flooded with natural light, and a beautifully appointed family bathroom with quality fixtures. The second floor accommodates two additional bedrooms, each with their own private en-suite shower rooms, offering perfect guest accommodation or teenage retreats.

Additional features include a substantial cellar/storage area providing versatile additional space, historic outbuildings/former stables offering exciting development potential (subject to planning consent), extensive gardens including lawns to front and rear, and a charming walled garden adjacent to the former stable block, creating a secluded outdoor sanctuary.

The Manor House presents a rare opportunity to acquire a home of historical interest, without the constraints of Listed status or Conservation Area restrictions. Properties of this caliber and in such a prime location rarely become available.

Accommodation & Amenities

- Prestigious period residence set in 0.75 acres of private grounds in the sought-after village of Cotgrave, Rushcliffe Borough
- Sympathetically modernized and extended manor house offering an impressive 69/78 energy efficiency rating
- Six generous bedrooms including a luxurious master with en-suite and two second-floor bedrooms with private en-suites
- Multiple reception rooms including formal reception room, family lounge, and elegant dining room
- Contemporary kitchen/diner with separate breakfast area and utility room, perfect for modern family living
- Prime location offering rural tranquility with excellent commuter access to Nottingham city center
- Short stroll to village amenities including shopping precinct, leisure center, Outstanding-rated school, and supermarkets
- Historic outbuildings and former stables offering exciting development potential (subject to planning consent)
- Extensive gardens featuring immaculately maintained lawns and a charming walled garden
- Rare opportunity to acquire a significant character property without Listed status or Conservation Area restrictions



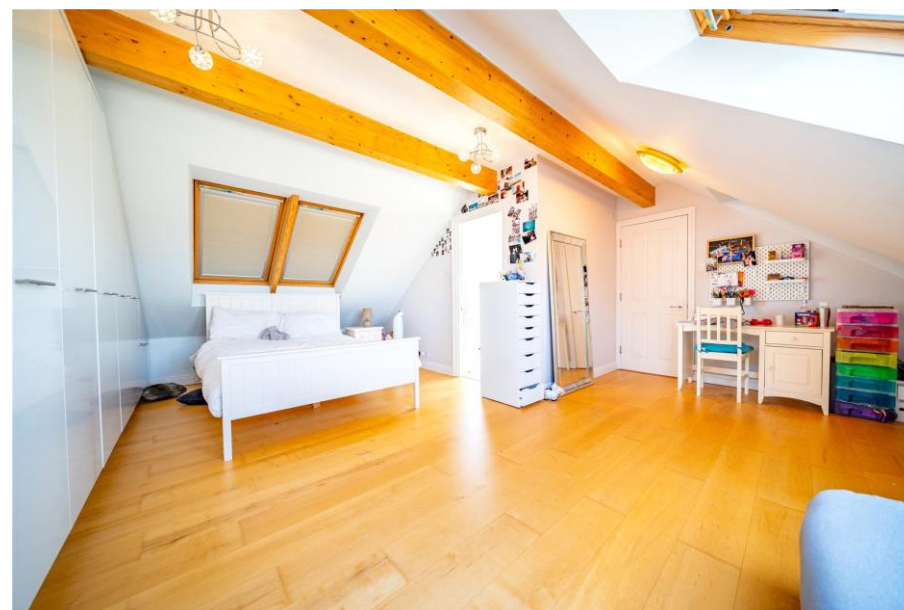


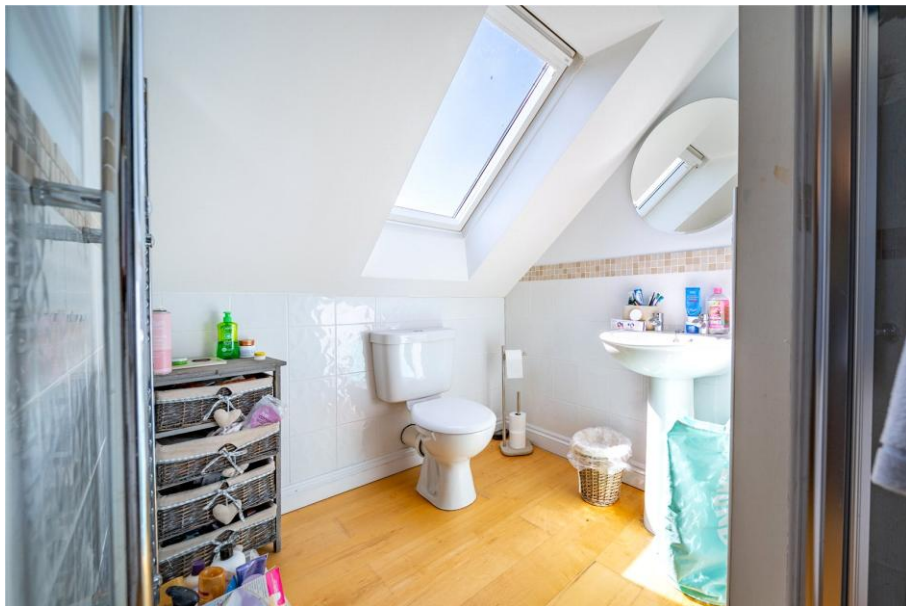












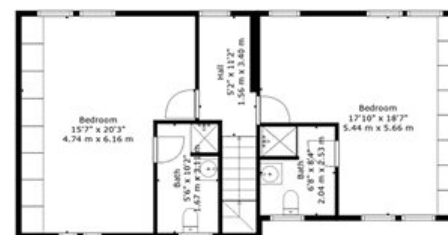




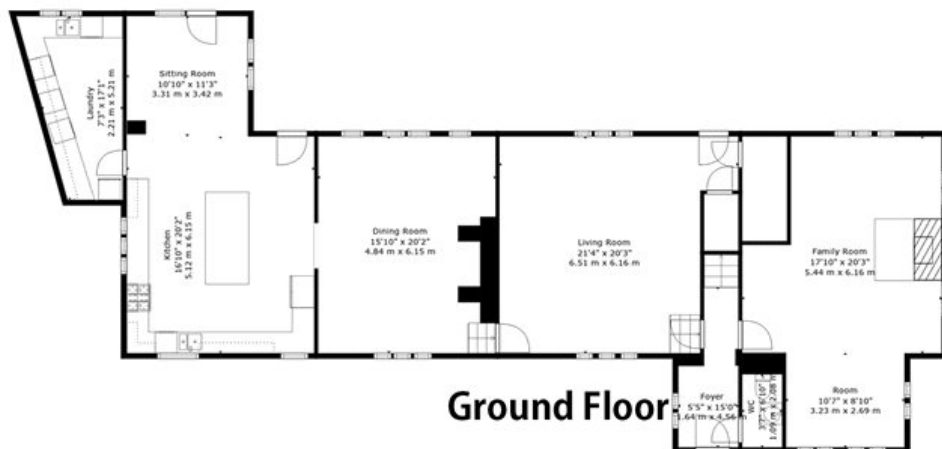




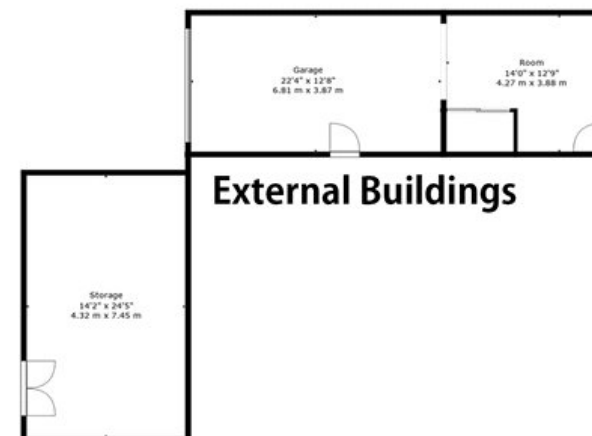
First Floor



Second Floor



Ground Floor



External Buildings

Main House Approximate Area: 353m² | 3804 sq ft.

Outbuildings Approximate Area: 32m² | 347 sq ft.

Total Approximate Area: 385m² | 4151 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.