



Hawkshead Court  
Cotham | Newark | Nottinghamshire, NG23 5JZ

FINE & COUNTRY

# HAWKSHEAD COURT



An exceptional prospect brimming with character and charm. Perfectly suited for multi-generational residency, investment endeavours, or commercial ventures. Comprising five recently renovated barns, among them a 3-bedroom and four 2-bedroom residences, set upon a two-acre plot with the possibility of acquiring an additional two acres.



# KEY FEATURES

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Hawkshead Court offers a distinct and versatile opportunity, ideally suited for multi-generational living, investment endeavour's or commercial ventures.

Comprising five recently renovated barns brimming with charm and character and built with a Professional Consultant Certificate (PCC). The development includes a 3-bedroom barn and four 2-bedroom barns, each boasting unique layouts, kitchens, and aspects, totalling 6114 sq.ft. In addition, the properties occupy a 2-acre plot with gated entrances and open-fronted carport barns, with potential to acquire an additional 2 acres.

Whether contemplating commercial development, long-term investment, or a haven for multi-generational living, the prime location affords uninterrupted views of the picturesque surroundings, offering an ideal backdrop for a truly distinctive and customisable living experience.

## THE ACCOMMODATION

Hawkshead Court welcomes you with an impressive entrance, marked by its double electric gates and a sweeping illuminated driveway, leading to a collection of five distinctive barn conversions, each boasting its own unique layout, perspective, and captivating kitchens.

Plot 1 stands as a two-story, three-bedroom barn spanning 1830 sq.ft. Upon entry, a generously proportioned reception hallway bathed in natural light from dual aspects greets you, guiding towards the staircase to the upper floor. The ground level unfolds into a remarkable dining kitchen, complete with an island unit/breakfast bar, fitted appliances, and the convenience of a utility room/guest cloakroom. Additionally, a sitting room adorned with exposed truss rafters beams, underfloor heating, and triple aspect awaits. Ascending to the first floor reveals a galleried landing with exposed beams, a spacious principal bedroom with fitted wardrobes and an ensuite, accompanied by two further bedrooms and a bathroom.



























Plot 2, a two-story, two-bedroom barn covering 1324 sq.ft, offers an entrance hallway with a guest cloakroom and storage cupboard. The hallway seamlessly transitions into the kitchen, incorporating a utility area, leading to the inviting living room with access to the upper floor via stairs. Upstairs, two bedrooms, each with an ensuite, await. The characterful bedroom 1 boasts spaciousness and includes a walk-in wardrobe.

Plot 3 unfolds as a single-story, two-bedroom barn spanning 1001 sq.ft. The entrance hallway leads to a truly exceptional living kitchen adorned with exposed feature truss beams and expansive floor-to-ceiling glazing, bathing the space in natural light. This modern and adaptable area features a fitted kitchen with an island unit/breakfast bar and appliances. Two bedrooms and a bathroom complete the layout.

Plot 4, a single-story, two-bedroom barn covering 1033 sq.ft, presents an entrance hallway, spacious dining kitchen, and a large sitting room adorned with feature floor-to-ceiling glazing, each enjoying dual aspects. Two bedrooms and a bathroom round off the accommodation.

Plot 5, a single-story, two-bedroom barn extending to 926 sq.ft, offers a distinctive living kitchen adorned with exposed feature truss beams and a triple aspect, flooded with natural light through expansive floor-to-ceiling glazing. This modern and versatile space features a fitted kitchen, accompanied by two bedrooms and a bathroom.







## GARDENS & GROUNDS

Hawkshead Court boasts a plot spanning approximately 2 acres, featuring electrically operated gated access and a sweeping driveway leading to an open-fronted four-bay garage and ample parking space. Additionally, a second gated driveway and single open-fronted garage are accessible for Plot 2.

The plots enjoy access to 2 acres of grassland, which can be easily divided for individual plot use or utilised as a charming communal area. Furthermore, there is an opportunity to acquire an extra 2 acres of grassland, opening doors to further development possibilities.

## LOCAL AREA

Cotham is located on the fringes of the Vale of Belvoir - finding itself situated within the geographic triangle delineated by Nottingham, Newark on Trent, and Bingham. Adjacent is the village of Elston which offers village pub 'The Chequers Inn' and mobile village shop. Furthermore, nearby Flintham boasts a thriving village inn 'The Boot and Shoe', a community shop and primary school.

The bustling market towns of Newark on Trent and Bingham present a diverse array of amenities, professional services, and premier retail outlets. Newark Northgate station offers a swift direct rail link to London Kings Cross, with a scheduled travel time of 85-90 minutes.

Cotham is strategically positioned with convenient access to excellent road networks, including the A46, A52, and A1. Noteworthy are the improvements to the A46 dual carriageway, effectively connecting Lincoln to Leicester and the M1 Motorway. These enhancements have not only expedited but also secured commuting from Cotham to neighbouring population centres. The village has firmly established itself as a viable option for the commuting worker seeking a rural lifestyle, all while remaining conveniently situated for daily travel.







## INFORMATION

Services: Oil fired central heating, klargester private drainage systems, mains electricity and water are understood to be connected. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure: Freehold.

Local Authority: Newark and Sherwood District Council

Council Tax Band: D

Energy Performance: A full copy of the Energy Performance Certificate is available on request.

Viewings: Strictly by appointment with Fine & Country Nottingham.

Directions: Please use what3words app - funny.soothing.practical

Distances

Newark 5 miles, Bingham 10 miles, Grantham 11 miles, Nottingham 19 miles, Lincoln 26 miles, Leicester 35 miles

*Guide price* £1,500,000



Illustration for identification purposes only, measurements are approximate, not to scale.  
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Main EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Annexe EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 13.02.2024





# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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