



Clematis Cottage

Clematis Cottage stands as an individual detached dwelling, exuding classic charm with its double-fronted design extending to 1657 sq.ft.

Nestled within a picturesque landscape with sweeping panoramic vistas, it boasts a spacious half-acre garden, complemented by an attached 4.5-acre grassy paddock. The paddock is accessible from both the main road and the cottage's garden, enhancing its allure to those with equestrian interests. Undergoing a thoughtful refurbishment in recent years, this delightful residence preserves its original character and features, imbuing it with a warm and inviting ambiance. Exposed beams, cozy fireplaces, and traditional cottage-style doors and windows add to its appeal, creating a truly enchanting living environment.

Ground Floor Accommodation

An inviting and practical canopied side entrance porch leads in to a garden room which extends across the rear of the property and provides access to the dining kitchen. The kitchen boasts farmhouse-style units, featuring a blend of granite and oak butcher's block countertops, has exposed ceiling beams and views over the garden and paddock. An exposed attractive oak beam frames the opening into a living room area with feature fireplace and Morso wood burning stove, along with the kitchen it forms a splendid L-shaped space ideal for everyday life and entertaining. Additionally, a charming separate sitting room exudes character with an exposed beamed ceiling and feature fireplace again with wood burning stove. Completing the ground floor; a spacious utility room/boot room and cloakroom add further practicality to the home. The utility has butcher's block effect work surface, space for washing machine, tumble dryer and additional free standing appliances. There is also the staircase rising to the first floor with useful cupboard underneath.

First Floor Accommodation

On the upper level, three generously proportioned double bedrooms await, with the principal bedroom enjoying a beamed ceiling, the luxury of a modern en suite and captivating rear views over the garden, paddock and surrounding countryside. Furthermore, a spacious first-floor bathroom with built in airing cupboard adds to the convenience and comfort of the living space.









Outside

At the forefront of the property lies a gated gravel driveway, offering access to an oak-framed double garage. A sweeping block-paved path leads to the front of the residence, adorned with a central open-fronted storm porch. Additionally, a canopied entrance porch on the side serves as the main entrance.

Undoubtedly, one of the standout features of this property is its expansive half-acre garden, which overlooks and grants direct access to a 4.5-acre grass paddock, both basking in a southwesterly aspect. Enclosed by well-established hedging, the paddock boasts gated roadside access and a mains water connection, making it ideal for equestrian pursuits.

Please Note: Planning permission has been granted by Rushcliffe Borough Council (21/03208/FUL) - for the erection of a storage barn (15m x 10m) to include landscaping and widening of the field access gates.

Location

Shelton is a highly esteemed village having church (St Mary & All Saints), nearby fishing lake and noted cafe 'The Kingfisher Lodge'. Shelton 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.

The nearby village of Flintham boasts a thriving village inn 'The Boot and Shoe', a community shop and primary school. Furthermore, the village of Elston offers village pub 'The Chequers Inn' and mobile village shop.

The bustling market towns of Bingham and Newark on Trent 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.

This property offers an excellent option for the commuting worker seeking a rural lifestyle, all while remaining conveniently situated for daily travel. Shelton 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.

Tenure

Freehold

Services

Oil fired central heating, electricity, water connected. The property has a private drainage system.

Distances

Bingham - 6 miles, Nottingham - 15 miles, Newark - 9 miles,
Lincoln - 27 miles, Grantham - 14 miles, Leicester - 32 miles



Clematis Cottage, Shelton
Approximate Gross Internal Area
 Main House = 154 sq.m/1657 sq.ft
 Garage = 35 sq.m/377 sq.ft
 Total = 189 sq.m/2034 sq.ft

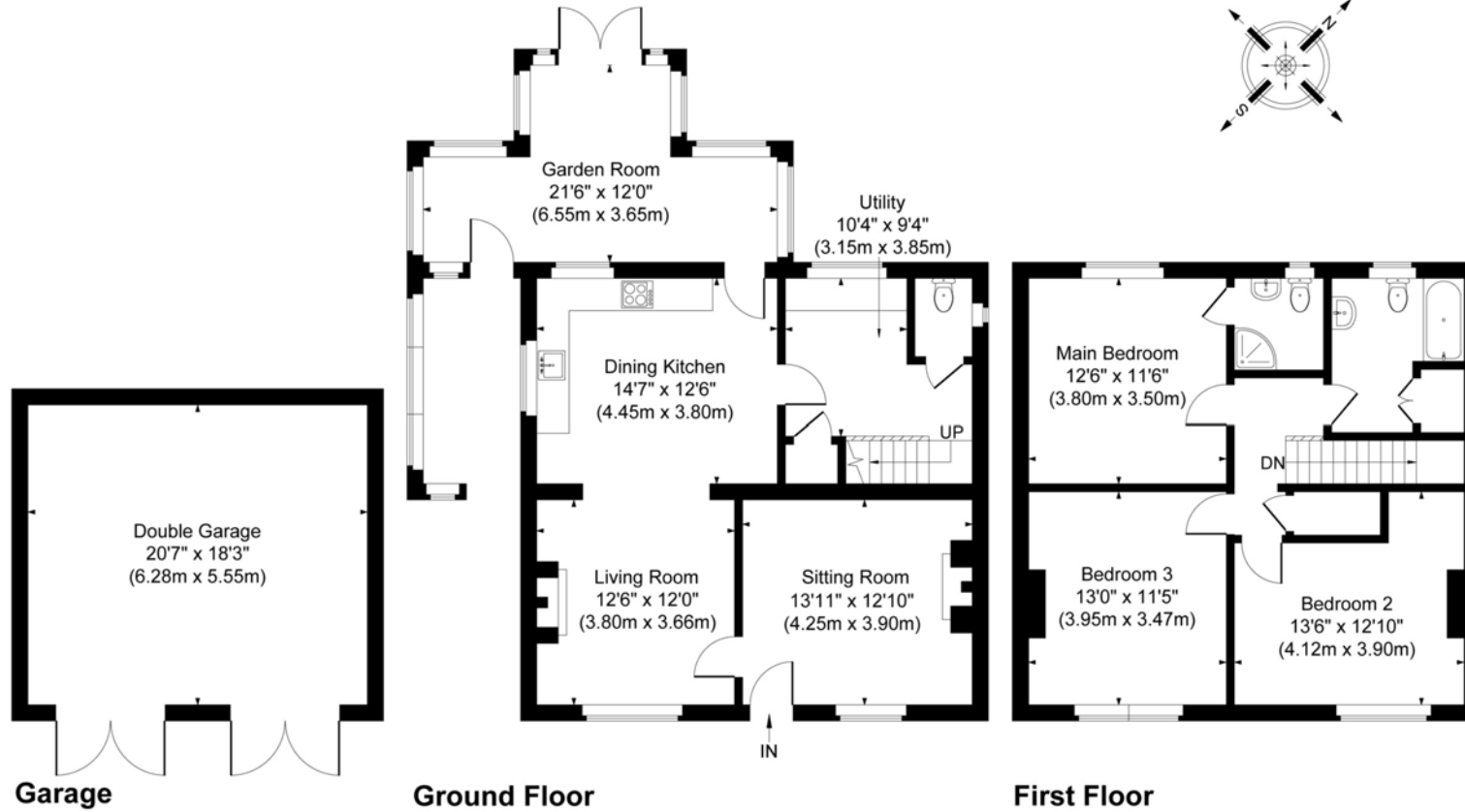
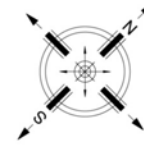


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		



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