



Mill Lane, Normanton-on-Trent

 6  4  5



Asking Price £750,000

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Key Features

- Extended Rural Detached Home
- Approximately 0.46 Acre Plot
- Six Well-Proportioned Bedrooms
- Three Ensuites, Bathroom & WC
- Five Generous Reception Rooms
- Granite Breakfast Kitchen
- Council Tax Band: D
- EPC Rating: F
- Tenure: Freehold





'Lilac Cottage' is a delightful example of a rural home, enjoying a private tranquil position in the ever-popular village of Normanton-on-Trent, surrounded by beautiful open fields. The village boasts a real community feel with a variety of activities held within the village, as well as offering great commuting access to the A1, neighbouring towns of Newark and Retford and the city of Lincoln. The village hosts a brilliant primary school, two local pubs and is within the catchment for the sought after Tuxford Academy.

This home has been substantially extended by the current owners and presents substantial, yet versatile accommodation that can suit a variety of purposes, including those looking for multi-generational living. The property is approached by a private drive, with this property having right of access, and opens through to the private generous gravelled driveway providing ample off street parking as well as giving access to an outbuilding. The outbuilding had PLANNING PERMISSION granted in 2022 for the demolition of the existing barn to build a new two storey granny flat/assisted living accommodation. For more detail search Bassetlaw District Council planning portal with the reference 22/00818/FUL. Lilac Cottage sits on approximately 0.46 acre with wrap around gardens surrounding the property, with open fields views to all corners, and a variety of mature plants, shrubs and fruit trees giving this home a true sense of privacy. There is also access to a wonderful OUTDOOR HEATING SWIMMING POOL, with a paved outdoor seating area and pool store, making this particular outdoor space a superb entertaining hub, perfect for the summer days.

The property's internal accommodation comprises: inviting entrance hallway with access to a large lounge with beamed ceiling and log burning stove, dual aspect sitting room, sun/pool room that has a

fitted bar with dishwasher and granite work surfaces, doors to the rear garden and door to a WC. In addition, from the hallway, there is a door to a generous breakfast kitchen that has granite work surfaces, central island with sink, pantry cupboard, space for American fridge freezer, electric oven, two dishwashers and integrated microwave. An opening leads through to a gorgeous formal dining room that has a vaulted beamed ceiling, French doors to the side garden and steps up to a garden room that has bi-folding doors to the swimming pool area. There is further access to a ground floor bedroom and large ensuite bathroom. The first floor benefits from a welcoming landing space, giving access to a four piece family bathroom suite and five well-proportioned bedrooms, two of which enjoying ensuite facilities, and another bedroom having a Juliet balcony overlooking the garden.

This home is a delightful individual property, and viewing will be key to appreciate the position, size and flexibility. Other features of the property include oil fired central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

Lounge 12'1" x 23'6" (3.7m x 7.2m)

Sitting Room 12'1" x 15'6" (3.7m x 4.7m)

Sunroom 8'5" x 15'7" (2.6m x 4.7m)
maximum measurements

Dining Room 16'0" x 16'11" (4.9m x 5.2m)
maximum measurements





Garden Room 9'7" x 10'7" (2.9m x 3.2m)

Breakfast Kitchen 16'4" x 16'6" (5m x 5m)

Ground Floor WC 2'5" x 4'11" (0.7m x 1.5m)

Bedroom Six 13'1" x 15'4" (4m x 4.7m)

Ensuite Bathroom 6'6" x 13'0" (2m x 4m)

First Floor Landing

Bedroom One 16'3" x 16'7" (5m x 5.1m)
maximum measurements

Ensuite Bathroom 5'6" x 7'4" (1.7m x 2.2m)

Bedroom Two 12'1" x 15'6" (3.7m x 4.7m)
maximum measurements

Ensuite Shower Room 3'9" x 7'4" (1.1m x 2.2m)

Bedroom Three 12'0" x 12'6" (3.7m x 3.8m)

Bedroom Four 10'3" x 11'9" (3.1m x 3.6m)

Bedroom Five 6'10" x 6'11" (2.1m x 2.1m)

Bathroom 6'5" x 10'1" (2m x 3.1m)

Outbuilding One 10'8" x 18'8" (3.3m x 5.7m)

Outbuilding Two 9'5" x 15'4" (2.9m x 4.7m)

Agents Note

The access track from Mill Lane to Lilac Cottage is owned by a local property, Lilac Cottage has a right of way at all times.

Services

Oil fired central heating. Mains electricity, water and drainage are connected.



Normanton-on-Trent

The village of Normanton on Trent lies approximately 12 miles north of Newark, with easy access to the A1 and within commuting distance of Nottingham and Lincoln. Within the village is St. Matthew's C of E Primary School, St. Matthews Church and two public houses. A wider range of amenities can be found in Sutton on Trent which is just over 2 miles away or alternatively Tuxford just 4 miles away.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

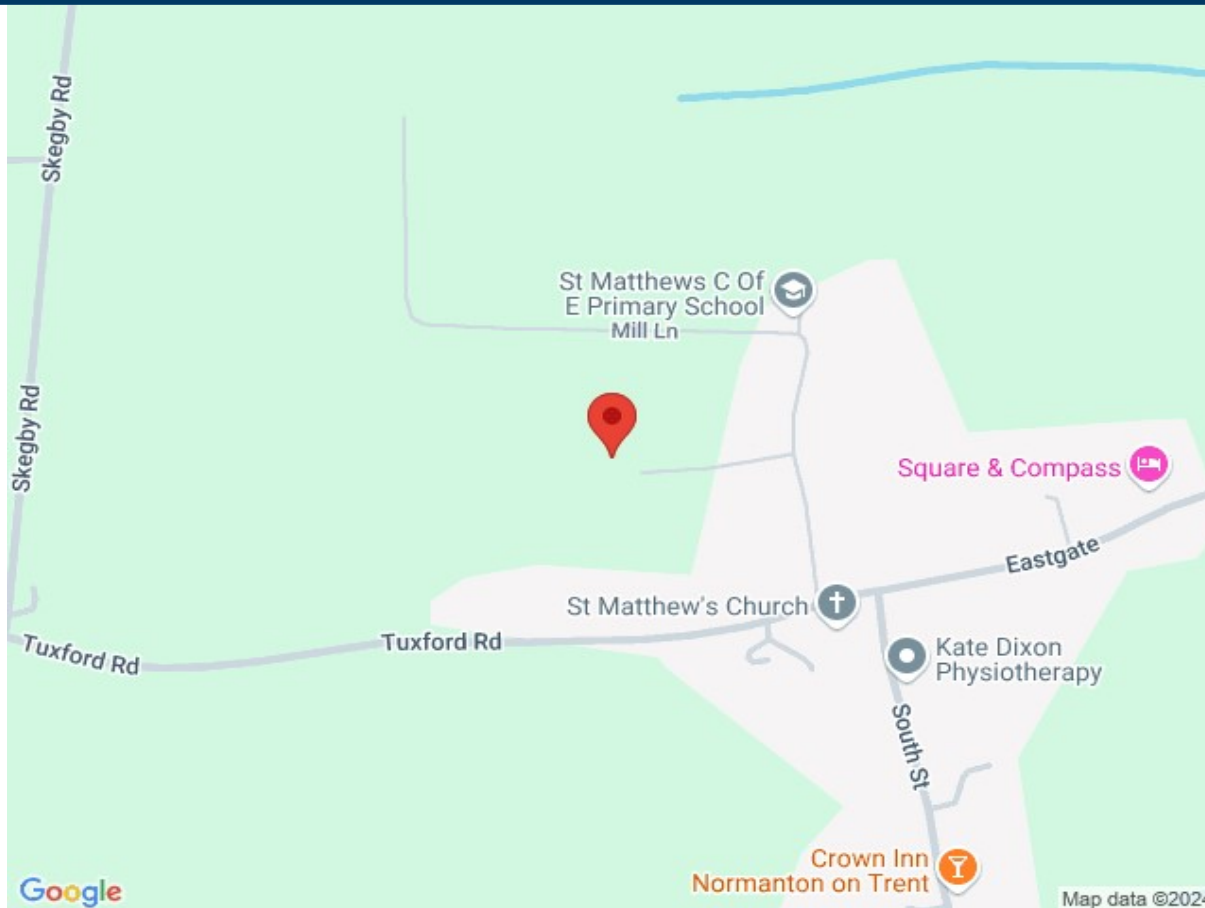
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	35 F	
1-20	G		

