

Jon Brambles

ESTATE AGENTS



The Grey Cottage, Norwell NG23 6NG



The Grey Cottage is a truly unique residence standing on an amazing plot of approximately 4 acres (subject to survey). This substantial home would benefit from some updating and modernisation, and currently provides five bedrooms, five reception rooms, two bathrooms, conservatory, two kitchens, triple garage and stable block. The property offers fabulous potential and is available for purchase with NO CHAIN.

£750,000

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Situation and Amenities

Norwell Woodhouse is a small rural hamlet which is perfectly positioned within Nottinghamshire. Local amenities can be found in the nearby village of Norwell. There is a highly regarded Primary School in Norwell and the well renowned Tuxford Academy and Southwell Minster secondary schools are in the area. The village is ideal for easy access to Newark and Nottingham. Newark has amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town including major retail chains and supermarkets including Waitrose and M & S Food. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

PRINCIPAL DWELLING

Kitchen 14' 6" x 10' 4" (4.42m x 3.15m)

The kitchen in the principal residence has dual aspect windows to the front and side elevations, and a glazed door leads to the front patio. The kitchen is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an eye level double oven, ceramic hob, dishwasher and fridge. The kitchen has a timber panelled ceiling, two ceiling light points and a radiator.

Inner Hallway

This small inner hallway is accessed from the kitchen and has a window to the side elevation and a door into the cloakroom.

Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has a ceiling light point and a radiator.

Dining Room 19' 2" x 14' 1" (5.84m x 4.29m) (at widest points)

The dining room has a window to the front elevation, a picture window to the rear and an opaque window to the side. From the dining room the staircase rises to the first floor. The room is sub-divided by an archway and has a beamed ceiling, wall light points and a radiator. The dining room is open plan, via a chimney breast, to the family room.

Family Room 13' 7" x 11' 6" (4.14m x 3.50m)

Having a bow shaped window to the front elevation, French doors into the conservatory, and an archway into the lounge. The focal point of the family room is the fireplace and there is also cornice to the ceiling, a ceiling light point and a radiator.

Conservatory 13' 7" x 9' 6" (4.14m x 2.89m)

The conservatory has dual aspect windows overlooking the garden and paddocks beyond, and French doors leading out to the rear

patio. There are wall light points and a radiator installed.

Lounge 17' 10" x 11' 8" (5.43m x 3.55m)

As previously mentioned, the lounge is open plan to the family room, and once again has dual aspect windows overlooking the garden and paddocks beyond. French doors lead into the study/home office. The lounge has cornice to the ceiling, a ceiling light point and two radiators.

Study/Home Office 18' 11" x 7' 3" (5.76m x 2.21m)

The study/home office has dual aspect windows to either side, and connects the principal residence to what is currently the annexe accommodation. The room has recessed ceiling spotlights, cornice to the ceiling and a radiator.

First Floor Landing

From the dining room the staircase rises to the first floor of the principal house where four bedrooms and a bathroom are located. The landing has two windows to the front, recessed ceiling spotlights and two radiators. The airing cupboard and access to the loft space are located on the landing.

Bedroom One 11' 9" x 11' 5" (3.58m x 3.48m) (plus door recess)

A double bedroom with dual aspect windows to the front and rear elevations, recessed ceiling spotlights, cornice to the ceiling and a radiator.

Bedroom Two 13' 7" x 8' 0" (4.14m x 2.44m)

A further double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 10' 11" x 8' 8" (3.32m x 2.64m)

Also a double bedroom, having a window to the rear, cornice to the ceiling, a ceiling light point and a radiator. The bedroom also has two small fitted storage cupboards located either side of the chimney breast.

Bedroom Four 8' 9" x 8' 1" (2.66m x 2.46m) (at widest points)

An 'L' shaped single bedroom/box room with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 8' 3" x 6' 1" (2.51m x 1.85m)

The bathroom has an opaque window to the rear and is fitted with a coloured suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has part ceramic wall tiling, a shaver socket, ceiling light point and a radiator.

ANNEXE ACCOMMODATION

Annexe Kitchen 16' 0" x 11' 8" (4.87m x 3.55m)

The annexe kitchen has dual aspect windows to the front and side elevations, a glazed door providing access to the driveway, and doors leading to the inner hallway and bedroom accommodation. The kitchen is fitted with a range of base and wall units, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space and plumbing for a washing machine and further space for a free standing cooker. The central heating boiler for the annexe is located here.

Annexe Bedroom 16' 2" x 15' 9" (4.92m x 4.80m)

This very large and well proportioned annexe bedroom has two windows to the side elevation and a door leading out to the front patio. The room has moulded cornice to the ceiling, wall light points and two radiators.

Annexe Inner Hallway

The inner hallway provides access through to the bathroom and lounge. There is also access to a large storage cupboard from this hallway.

Annexe Bathroom 11' 7" x 5' 4" (3.53m x 1.62m)

The bathroom has an opaque window to the side and is fitted with a coloured suite comprising bath, pedestal wash hand basin and WC. The room has ceramic wall tiling, both wall and ceiling light points and a radiator. The airing cupboard is located here. Adjacent to this and in the inner hallway is a separate shower cubicle with mains shower.

Annexe Lounge 12' 10" x 11' 8" (3.91m x 3.55m)

The lounge has French doors into the garden enjoying delightful views across the paddock. The room has cornice to the ceiling, a ceiling light point and a radiator. The lounge is informally divided by an archway through to the sitting room.

Annexe Sitting Room 11' 8" x 9' 10" (3.55m x 2.99m)

The sitting room has a window to the side elevation, cornice to the ceiling, a ceiling light point and a radiator. From here a door leads back into the inner hallway.

Outside

The grounds to The Grey Cottage are a particular feature, and the property is accessed via a five bar gate which leads onto a substantial gravelled driveway providing off road parking for numerous vehicles. Also located to the front of the property is a large tiered patio ideal for outdoor seating and entertaining and enjoys a very high degree of privacy. The patio is bounded by well maintained borders containing a vast array of mature shrubs, plants and trees. The driveway continues towards the paddock where the stables and workshop are located. Adjacent to the driveway is the triple garage.

Triple Detached Garage 32' 7" x 19' 3" (9.92m x 5.86m)

The garage has three independent electrically operated up and over doors to the front, and a personnel door and window to the side. The garage is equipped with power and lighting. Located to the rear of the garage is a garden store.

Garden Store 8' 7" x 7' 5" (2.61m x 2.26m)

The store has a window to the rear and is fitted with base and wall units.

Grounds

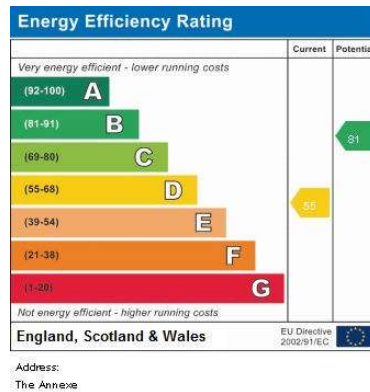
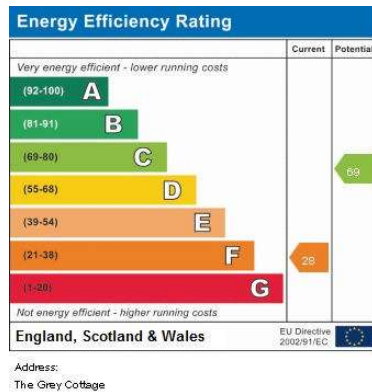
The grounds to The Grey Cottage are divided by a post and rail fence and incorporate the gardens around the house itself which are laid principally to lawn interspersed with borders containing a wonderful array of mature shrubs, plants and trees. There is a further large patio area situated to the rear of the property, and also a timber garden shed. The grounds are approximately 4 acres (subject to survey) and bounded by hedgerow. From here wonderful and uninterrupted views of open countryside can be enjoyed.

Stable Block 31' 1" x 20' 3" (9.47m x 6.17m)

Having a stable door and two windows to the front elevation. Internally the stable block is sub-divided into three stables and equipped with power and lighting. Adjacent to the stable block is a further large timber storage shed.

Council Tax

The property is in Band G.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

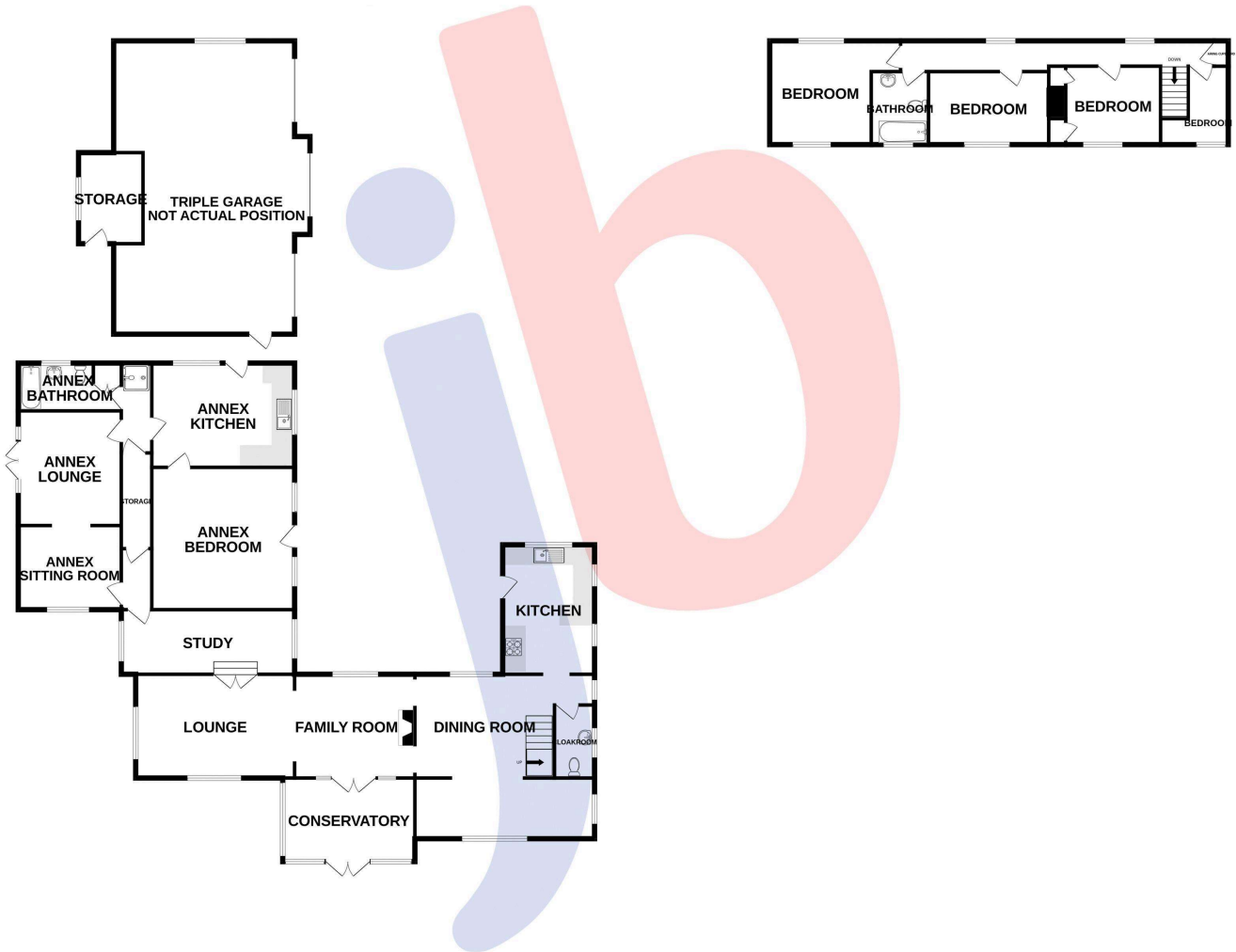
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006744 12 April 2024

GROUND FLOOR
2742 sq.ft. (254.7 sq.m.) approx.

1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 3334 sq.ft. (309.7 sq.m.) approx.

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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