

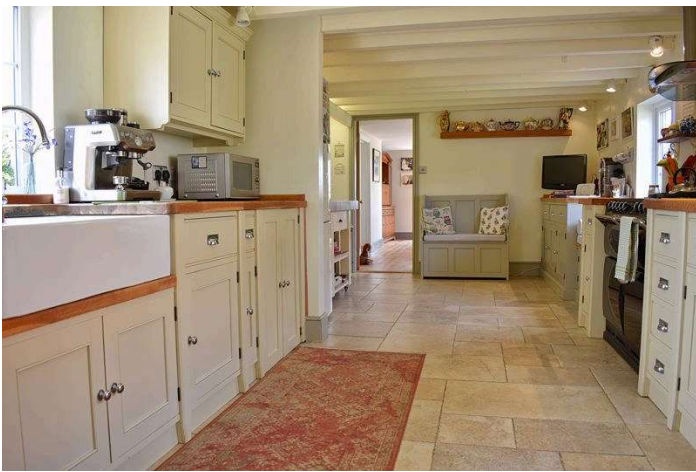
Bramley Cottage, Collingham NG23 7LD

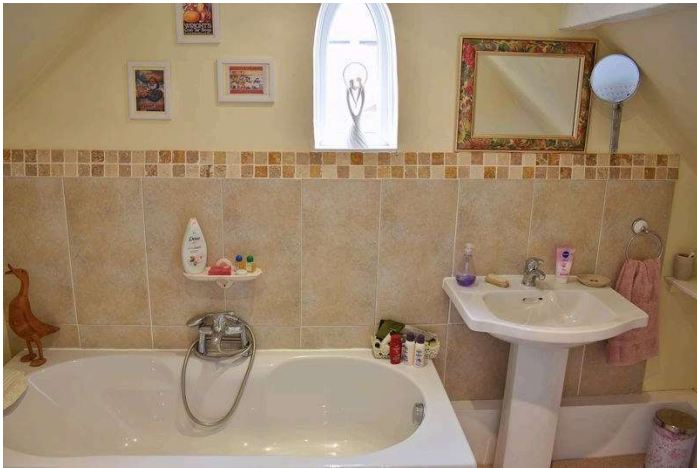


GUIDE PRICE £500,000 to £525,000. Early viewing is essential to appreciate this truly unique four bedroom cottage situated in a Conservation Area in the heart of this sought after village location. This wonderful property is believed to date back to circa 1880, and has been substantially improved by the present owners. In addition to the four double bedrooms, the property has two large reception rooms, a superb kitchen, ground floor bathroom, en-suite to the master and separate WC. There is off road parking, a garage, and beautiful gardens to the rear with uninterrupted countryside views. Double glazing and gas central heating are installed.

Guide Price £500,000 to £525,000









Situation and Amenities

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library, a Co-op and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch provides a useful storage space for coats and boots etc., and has wall light points. From here a door leads through into the reception hallway.

Reception Hallway

The welcoming reception hallway has the dogleg staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway has two further storage cupboards, and provides access to the ground bathroom and the lounge. There is a ceiling light point and a radiator.

Ground Floor Bathroom 9' 9" x 9' 7" (2.97m x 2.92m)

This beautifully appointed bathroom has three opaque windows and is fitted with a contemporary roll top bath, vanity unit with wash hand basin on set and storage beneath, and a WC. In addition there is an oversized walk in shower cubicle with mains rainwater head shower. Located within the bathroom is a useful fitted storage cupboard. The bathroom is complemented with a ceramic tiled floor with underfloor heating, and part ceramic tiled walls, together with recessed ceiling spotlights. The room also has an extractor fan and two heated towel rails.

Lounge 19' 8" x 17' 10" (5.99m x 5.43m)

This very large reception room has a picture window to the rear elevation enjoying views of the landscaped garden and countryside beyond. The focal point of the lounge is the contemporary log burning stove which is inset. The room also has cornice to the ceiling, bespoke fitted bookshelves, both wall and ceiling light points and two radiators. From the lounge a door opening and step lead down into the dining room/garden room.

Dining Room/Garden Room 18' 8" x 9' 8" (5.69m x 2.94m) (plus recess)

This splendid reception room has a window to the side elevation and corner bi-fold doors to the rear and side which open up to give spectacular views of the garden and countryside. The room is currently utilised as a dual purpose space serving both as a dining room and garden room, and has a solid wood floor, recessed ceiling spotlights and a radiator. A door leads through to the kitchen.

Kitchen 23' 7" x 10' 7" (7.18m x 3.22m)

This very large farmhouse style kitchen has dual aspect windows, and a half glazed door providing access out to the garden. A further door leads to the utility room. The kitchen is fitted with an excellent range of base and wall units complemented with solid wood work surfaces and matching splash backs. There is a twin ceramic sink and an integrated dishwasher. The gas fired Aga stove with extractor hood above is included within the sale. This beautiful kitchen also has a bespoke window seat, is of sufficient size to accommodate a further dining table, and is enhanced with a painted beamed ceiling, multiple ceiling light points and a ceramic tiled floor with underfloor heating.

Utility Room

The utility room has space and plumbing for a washing machine and also houses the central heating boiler.

First Floor Landing

The staircase rises from the reception hallway to the split level landing which has a Velux skylight window to the front elevation and a ceiling light point. On the first tier of the split landing are bedrooms one and two. The upper tier provides access to bedrooms three and four and a separate WC. Also located on the upper tier is a useful storage cupboard.

Bedroom One 17' 10" x 10' 8" (5.43m x 3.25m)

An excellent sized and beautifully appointed double bedroom having two feature dormer windows to the side elevation. The bedroom has a painted beamed ceiling, two ceiling light points and a radiator. A door provides access to the en-suite bathroom.

En-suite Bathroom 10' 9" x 5' 5" (3.27m x 1.65m)

The en-suite has a small feature window to the front elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has recessed ceiling spotlights and a radiator.

Bedroom Two 18' 9" x 10' 4" (5.71m x 3.15m)

A further superb sized double bedroom with French doors and a Juliette balcony overlooking the garden and countryside views beyond. The bedroom has recessed ceiling spotlights and two radiators.

Separate WC

This room has a skylight window to the front and is fitted with a WC and wash hand basin.

Bedroom Three 15' 7" x 10' 0" (4.75m x 3.05m) (including recess)

An excellent sized double bedroom having two windows to the rear elevation enjoying the views across the garden and countryside. This bedroom has a range of fitted wardrobes, both wall and ceiling light points and a radiator.

Bedroom Four 9' 10" x 9' 10" (2.99m x 2.99m)

Bedroom four is also a double and has a feature window to the front elevation, a range of fitted wardrobes, recessed ceiling spotlights and a radiator. The bedroom is currently utilised as a home office/study.

Outside

Bramley Cottage stands on a delightful plot and to the front is a block paved driveway providing off road parking for two vehicles, this in turn leads to the front door, the garage and the bicycle store. Adjacent to this is side access to the rear garden. There is also a useful storage room.

Bicycle Store 12' 5" x 5' 5" (3.78m x 1.65m)

This provides an excellent storage facility and is equipped with both power and lighting.

Garage 20' 11" x 9' 1" (6.37m x 2.77m)

This oversized garage has an electrically operated up and over door to the front, a window to the rear and a personnel door.

Storage Room 6' 10" x 5' 2" (2.08m x 1.57m)

The storage room has an external door to the rear garden.

Gardens

The gardens to Bramley Cottage are another particular feature, and are exceptionally well maintained and landscaped. The gardens sweep around the side to the rear. The garden to the side is tiered in design and has a block paved patio area adjacent to the side of the property. Also to the side is a well maintained lawn edged with borders containing a number of mature shrubs and plants. The rear garden is once again predominantly laid to lawn and tiered in design. From the rear garden there are outstanding views across open countryside. There is a further sizeable patio next to the bi-fold doors from dining/garden room and this provides an outdoor seating and entertaining area. The two timber garden sheds and the greenhouse are included within the sale.

Council Tax

The property is in Band E.

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.

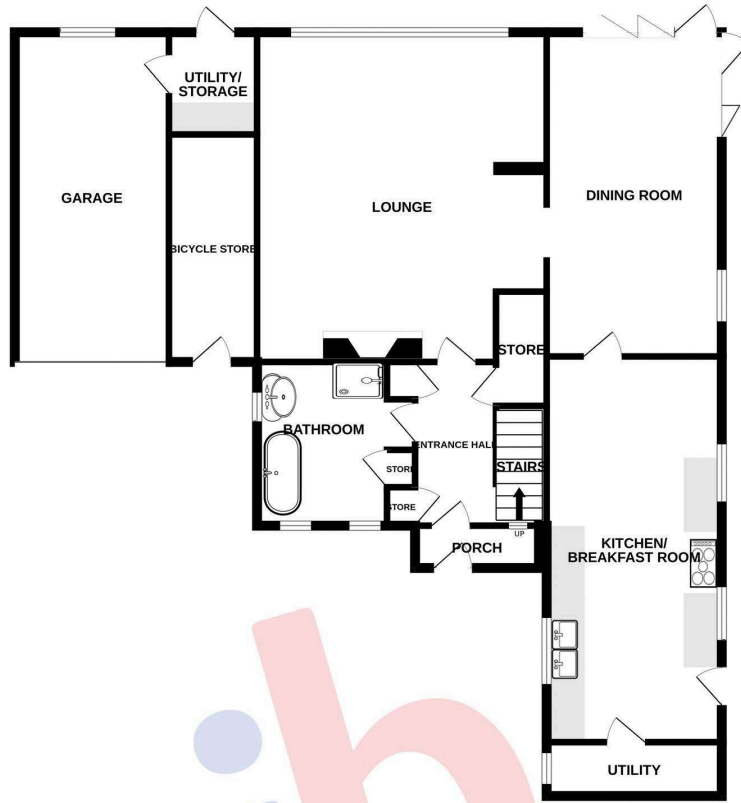
Bird & Co LLP - £120.00 including VAT, paid only upon completion.

Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral.

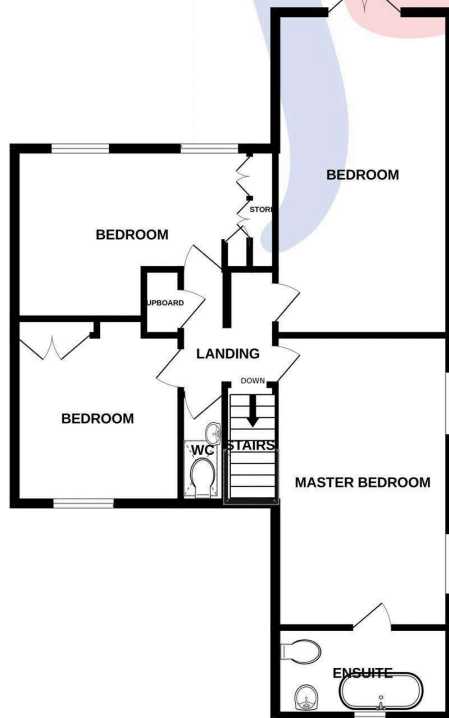
PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted.

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. 00006993 16 July 2024

GROUND FLOOR
1275 sq.ft. (118.5 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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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