

Chestnut Cottage, Besthorpe NG23 7HJ



GUIDE PRICE £375,000 to £400,000. A truly remarkable and very unique Grade II listed residence situated in the Conservation Area of this popular village. The property is full of character and charm together with original features. In addition to the three double bedrooms, there are three reception rooms, a breakfast kitchen, utility, cloakroom, bathroom and shower room. There is a delightful south facing cottage garden and off road parking. The property is centrally heated via a biomass boiler. Viewing is strongly recommended to appreciate this beautiful home.

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Situation and Amenities

Besthorpe is a charming semi-rural village, conveniently located for ease of access onto the A1133, with the neighboring villages of Gorton, Clifton, North Scarle and the extremely well-served village of Collingham close-by. There is also ease of access onto the A46 and A1. The village offers a charming nature reserve, 'The Lord Nelson' public house and community village hall. The nearest amenities in Collingham, are located approx. 2 miles away, which include: a highly regarded Primary School (John Blow), two public houses both with restaurant facilities, large Co-Operative store, further convenience store (One-Stop), Newsagents/Post Office, Butchers, Dentist, Medical Centre and Pharmacy. Collingham Railway Station serves the community of Collingham. Its passing tracks that stop at the station's two platforms are part of the Nottingham to Lincoln Line. Both the station and the trains that pass through are managed by East Midlands Trains. Besthorpe is located approximately 8 miles from Newark where there is a direct line railway station from Northgate to London Kings Cross taking from a little over an hour. Newark also has the Castle Station with trains running from Nottingham to Lincoln.

Accommodation

Upon entering the front door, this leads into:

Dining Hallway 17' 1" x 11' 5" (5.20m x 3.48m)

This excellent sized room has dual aspect windows to the front and side elevations making it particularly bright and airy. Whilst currently utilised as a dining room, it would serve equally well as an additional sitting room if required. The room has a vaulted ceiling with exposed roof trusses, solid wood flooring, a ceiling light point and a radiator. From here an inner hallway leads through to the utility room and kitchen.

Utility Room

The utility room has a window to the side elevation and is fitted with a range of base and wall units with granite work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and space and plumbing for both a washing machine and tumble dryer. The room has recessed ceiling spotlights and a radiator. A door leads into the cloakroom.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and wash hand basin and has an feature exposed brick wall, a recessed ceiling spotlight and an extractor fan.

Dining Kitchen 16' 10" x 13' 3" (5.13m x 4.04m)

This fabulous room has dual aspect windows to either side elevation and is full of character with a heavily beamed ceiling. The kitchen is fitted with an excellent range of bespoke units complemented with granite work surfaces. There is a twin ceramic sink, and integrated appliances include a microwave and dishwasher. The electric fired Aga and separate Aga cooker are included within the sale. Within the kitchen is a large central island which incorporates further storage and serves as a breakfast bar. The kitchen has a ceramic tiled floor, a ceiling light point and a radiator. From the kitchen a door leads into the side hallway.

Side Hallway

The side hallway has French doors leading out into the garden and a further door into the lounge.

Lounge 17' 2" x 11' 4" (5.23m x 3.45m)

The charm of this superb home continues into the lounge which has a window to the side elevation enjoying views of the garden. The focal point of the room is the large Inglenook fireplace with log burning stove inset, to one side of the chimney breast is a bespoke fitted storage cupboard. The lounge has a heavily beamed ceiling and wall light points. From the lounge a door opens to reveal the staircase rising to the first floor and a further door leads through to the sitting room.

Sitting Room 16' 9" x 12' 10" (5.10m x 3.91m)

Once again a very well proportioned reception room having French doors leading into the garden and a window to the alternate side elevation. The sitting room has a log burning stove and to one side are bespoke fitted storage cupboards. The sitting room also has a heavily beamed ceiling, wall light points and a radiator.

Half Cellar

Situated between the lounge and the sitting room a door opens to reveal the staircase leading down to the half cellar which provides a useful storage facility.

First Floor Landing

The first floor landing has a window overlooking the garden and provides access to all three bedrooms, the shower room and bathroom.

Bedroom One 17' 6" x 16' 9" (5.33m x 5.10m) (at widest points)

A very impressive bedroom having dual aspect windows and a lofty ceiling with exposed roof trusses. The prominent chimney breast is a significant feature and to one side of this is a useful built-in storage cupboard. The bedroom has a series of bespoke fitted wardrobes, two ceiling light points and a radiator.

Bedroom Two 17' 1" x 12' 10" (5.20m x 3.91m) (at widest points)

Also a great sized double bedroom with dual aspect windows. The bedroom has a lofty ceiling with exposed roof beams, a ceiling light point and a radiator.

Bedroom Three 12' 8" x 8' 0" (3.86m x 2.44m)

A further double bedroom with two windows to the side elevation, a beamed ceiling, ceiling light point and radiator.

Bathroom 9' 0" x 5' 8" (2.74m x 1.73m)

The bathroom is fitted with a roll top bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with mains shower and curved shower screen. The bathroom is complemented with a ceramic tiled floor and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Shower Room

Fitted with a walk-in shower cubicle with mains shower, wash hand basin and WC. The shower room has a ceiling light point, an extractor fan and a heated towel rail.

Outside

Chestnut Cottage has a delightful south facing garden that has been beautifully landscaped. To the front of the property, accessed via twin wooden gates, is a gravelled driveway which provides off road parking, adjacent to this are two large timber sheds, one of which houses the biomass boiler. An Indian sandstone footpath leads down the side of the property to where the principal garden is situated. The garden comprises a well maintained shaped lawn edged with borders containing a vast array of mature shrubs, plants and trees. There are two distinctive patio areas, one of which has a pergola above. The garden enjoys a high degree of privacy.

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.

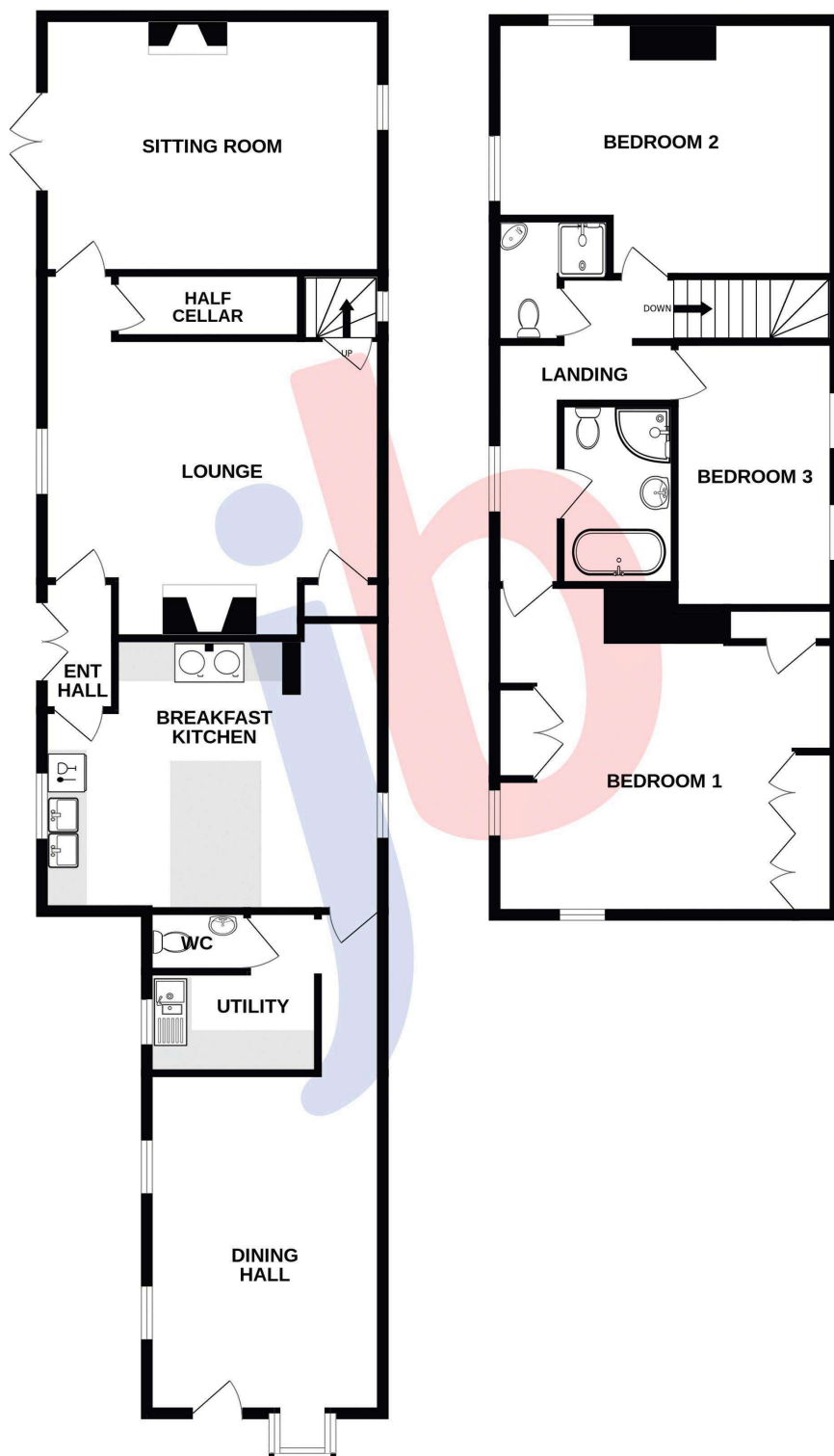
Services/Referral Fees

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: JMP Solicitors - £180.00 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.

00007272 22 December 2025

GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.

1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1825 sq.ft. (169.5 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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