

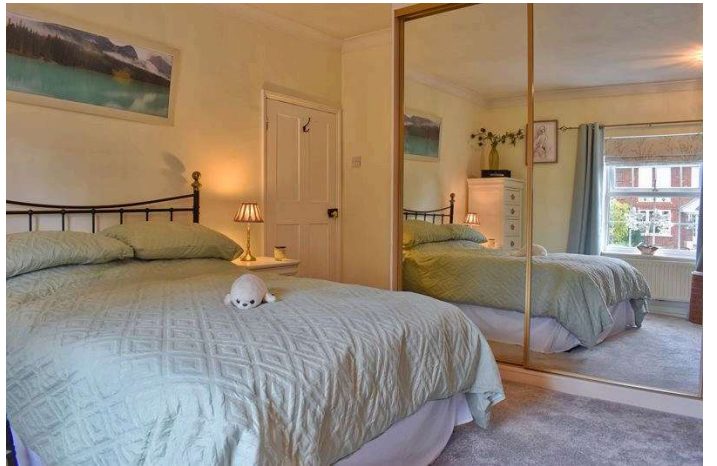
Rose Cottage, Claypole NG23 5BA



A superb double fronted Period home believed to date back to 1849 and situated in a prominent position within this sought after village location. The accommodation is versatile and comprises two formal reception rooms, a dining kitchen, utility, cloakroom, two double bedrooms and a large bathroom. In addition there are two further rooms and a ground floor shower room which could serve equally well as an ANNEXE. The property is beautifully presented throughout and has wonderful gardens. Double glazing and gas central heating are installed. Viewing is essential.

£375,000









Situation and Amenities

The sought after village of Claypole is situated approximately 5 miles south east of the historic market town of Newark-on-Trent, where there is a fast track railway link to London Kings Cross from Newark North gate station taking just over an hour. There is also access to Lincoln and Nottingham via Newark Castle station. Claypole is located with access onto the A1, with links to Grantham, and Lincoln (via the A46). The village benefits from a good range of amenities including a village shop, coffee shop, local butchers, hairdressers, (Five Bells) public house and restaurant, village hall and an excellent Primary school.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The reception hallway has the staircase rising to the first floor and doors providing access to the lounge and dining room. The hallway has wood laminate flooring and this flows throughout the majority of the ground floor.

Dining Room 13' 2" x 12' 8" (4.01m x 3.86m)

This excellent sized and well proportioned reception room has a window to the front elevation. The focal point of the dining room is the feature fireplace with living flame gas fire inset, and to one side of the chimney breast are bespoke fitted display cabinets. The room has a beamed ceiling, a ceiling light point and a radiator. A door leads through to the dining kitchen.

Dining Kitchen 17' 8" x 8' 3" (5.38m x 2.51m)

This fabulous dining kitchen has dual aspect windows to the rear and side elevations. The focal point of this room is the fireplace with gas log burning effect stove inset. The kitchen area is fitted with a good range of base and wall units, complemented with square edge work surfaces and metro tiled splash backs. There is a one and a half bowl ceramic sink and an integrated slimline dishwasher. The Belling gas fired range cooker and extractor hood are included within the sale. The room is of sufficient size to comfortably accommodate a large dining table and has a beamed ceiling, a ceiling light point and a kickboard heater. Accessed from the kitchen and sited beneath the staircase is a large and useful storage cupboard. A door leads through to the utility room.

Utility Room 9' 3" x 7' 1" (2.82m x 2.16m)

The utility room has a window to the rear elevation and a half glazed door providing access out to the garden. The room is fitted with base and wall units with square edge work surfaces and tiled splash backs. There is a stainless steel sink, space and plumbing for both a washing machine and a tumble dryer and further space for a vertical fridge/freezer. The utility room has a ceramic tiled floor, a ceiling light point and a radiator. The central heating boiler is located here. A door leads into the cloakroom.

Ground Floor Cloakroom

The cloakroom has a window to the rear elevation and is fitted with a WC and wash hand basin. The room has a ceramic tiled floor, part ceramic tiling to the walls, a ceiling light point and a radiator.

Lounge 13' 1" x 12' 8" (3.98m x 3.86m)

An excellent sized and nicely proportioned reception room having a window to the front elevation, a feature fireplace with log burning stove inset, a ceiling light point and a radiator. From here French doors lead through to the annexe accommodation.

ANNEXE ACCOMMODATION

The annexe accommodation comprises two distinctive areas, bedroom and snug. Both areas are currently utilised as a snug and home office respectively. There is also a separate shower room.

Home Office/Bedroom Three 10' 4" x 9' 0" (3.15m x 2.74m)

As previously mentioned, this room is accessed via French doors from the lounge. There is a Velux skylight window to the side elevation, a ceiling light point and a radiator. A door leads into the shower room.

Shower Room 6' 3" x 4' 6" (1.90m x 1.37m)

The shower room has an opaque window to the side and is fitted with a walk-in shower cubicle with electric shower and curved shower screen, pedestal wash hand basin and WC. The room is complemented with ceramic floor and wall tiling and also has a ceiling light point.

Snug 10' 4" x 7' 5" (3.15m x 2.26m)

This charming space has a window to the side elevation and French doors leading out to the patio and enjoying views of the garden beyond. The snug has a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into both double bedrooms and the bathroom.

Bedroom One 13' 1" x 11' 6" (3.98m x 3.50m) (excluding wardrobes)

A fabulous double bedroom with a window to the front elevation. The bedroom has a fitted double wardrobe located either side of the chimney breast, and further storage space sited above the staircase which also has a window to the front elevation. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 13' 2" x 12' 8" (4.01m x 3.86m)

A further double bedroom with a window to the front elevation. This bedroom has a comprehensive suite of fitted wardrobes with sliding mirror doors, an ornamental fireplace (non working), cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 17' 8" x 8' 3" (5.38m x 2.51m)

This magnificent sized bathroom has dual aspect windows to the rear and side elevations and is fitted with a suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains rainwater head shower and curved shower screen. The bathroom is enhanced with a ceramic tiled floor and part ceramic tiling to the walls. There are both wall and ceiling light points, a shaver socket, a heated towel rail and a radiator.

Outside

Rose Cottage stands on a delightful and well maintained plot. To the front is a dwarf brick wall with wrought iron railings. There are two distinctive lawned areas and a block paved footpath leading to the front door.

Rear Garden

The rear garden has been landscaped and comprises a shaped and well maintained lawn edged with borders containing a vast array of mature shrubs, plants and trees. Located within the garden is a well. At the foot of the garden is the garage. To the rear of the property is a charming block paved patio giving a high degree of privacy and providing a wonderful outdoor seating and entertaining area. Adjacent to the patio are three brick built outbuildings suitable for a variety of uses.

Garage 22' 6" x 11' 5" (6.85m x 3.48m)

This oversized garage has an electrically operated up and over door to the front elevation, and a window and personnel door to the side. The large timber workbench is included within the sale. The garage is equipped with power and lighting.

Council Tax

The property is in Band C.

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

South Kesteven District Council, Lincolnshire,

Possession/Tenure

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

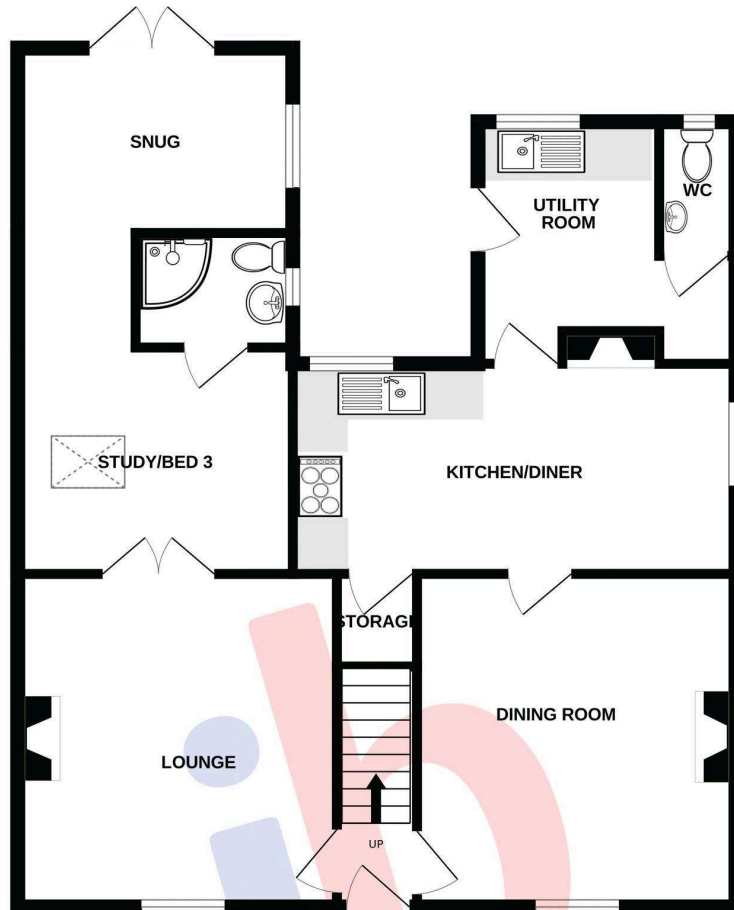
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007449 09 September 2025

GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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