

## Yew Tree Cottage, South Scarle



**Offers in the Region of £375,000.** A wonderful Grade II listed cottage, extended and full of character and charm. The accommodation is very spacious and versatile and includes two first floor bedrooms, ground floor bedroom/dining room, lounge, dining kitchen and two shower rooms. This home stands on a delightful plot with extensive gardens and has off road parking and a garage. There is also an outbuilding split into two rooms and currently utilised as a garden room and utility. Viewing is essential.

**Offers in the Region Of £375,000**

















### Situation and Amenities

South Scarle is a picturesque village and civil parish located in the Newark and Sherwood district of Nottinghamshire. Nestled near the Nottinghamshire-Lincolnshire border, it offers a tranquil rural lifestyle while remaining conveniently close to the historic market towns of Newark-on-Trent (approximately 10 miles away) and the City of Lincoln (about 13 miles away). There is a direct line rail link from Newark North Gate Station to London Kings Cross which takes from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

### Accommodation

Upon entering the front door, this leads into:

#### Dining Kitchen 12' 3" x 12' 3" (3.73m x 3.73m)

The dining kitchen has windows to the front and rear elevations and doors providing access to the lounge, study, inner hallway and staircase to the first floor. This charming room has a beamed ceiling and is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl ceramic sink, an integrated fridge and freezer and space for a free standing electric cooker. The room is of sufficient size to accommodate a small dining table and has multiple ceiling light points and a radiator.

#### Lounge 15' 5" x 12' 0" (4.70m x 3.65m)

A nicely proportioned reception room with a window to the front elevation overlooking the superb garden. The lounge has a heavily beamed ceiling and the focal point is the fireplace with open fire (not tested by the agent). The room has recessed ceiling spotlights and a radiator.

#### Study 8' 7" x 5' 8" (2.61m x 1.73m)

The study has a window to the rear elevation, a ceiling light point and a radiator.

### Inner Hallway

The inner hallway connects the original building to the extension and has a range of fitted storage cupboards, one of which houses the central heating boiler. The ground floor shower room is accessed from here.

#### Ground Floor Shower Room 6' 2" x 5' 5" (1.88m x 1.65m)

The shower room has a window to the front elevation and is fitted with an oversized walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with part ceramic tiling to the walls, together with mermaid board, recessed ceiling spotlights and a heated towel rail.

#### Dining Room/Bedroom Three 13' 0" x 11' 3" (3.96m x 3.43m)

This wonderful and versatile room has triple aspect windows enjoying delightful views of the garden, and a glazed door that leads out into the garden. The room has a beamed ceiling, two ceiling light points, laminate flooring and a radiator. Whilst currently utilised as a dining room, it would serve equally well as a dressing room as it is situated adjacent to the shower room.

### First Floor

The staircase leads directly into bedroom two.

#### Bedroom Two 12' 10" x 12' 6" (3.91m x 3.81m) (plus recess)

A double bedroom with two high level windows to the side elevation, a hipped roof, a ceiling light point and a radiator. From here a door leads into bedroom one.



**Bedroom One 18' 10" x 12' 5" (5.74m x 3.78m) (including recess)**

An excellent sized double bedroom having a window to the side elevation, a ceiling light point and a radiator. A door leads into the en-suite shower room and another, into the dressing room recess.

**En-suite Shower Room 7' 2" x 5' 8" (2.18m x 1.73m)**

Having a skylight window and fitted with a double width walk-in shower cubicle with electric shower, pedestal wash hand basin and WC. There is a ceiling light point, an extractor fan and a radiator.

**Outside**

A particular feature of Yew Tree Cottage are the grounds in which it stands. The property is accessed via an electric gate which leads onto a substantial block paved driveway providing ample off road parking and in turn leads to the detached garage. The beautiful and well maintained gardens sweep around the house on three sides and comprise manicured lawns edged with borders containing an impressive array of mature shrubs, plants and trees. The garden enjoys a high degree of privacy and has a number of distinctive seating and entertaining areas. Also located within the garden is a sub-divided outbuilding and an ornamental pond with water feature.

**Detached Garage 18' 6" x 10' 10" (5.63m x 3.30m)**

The garage has an electrically operated up and over door to the front elevation and a personnel door to the side.

**Outbuilding Portion One/Garden Room 11' 5" x 7' 0" (3.48m x 2.13m)**

The garden room has windows to the rear and side elevations and also two skylights. The room is fully insulated, has power and lighting and wood laminate flooring. It provides a superb outdoor studio or home office. Situated adjacent to this, within the same building, is the utility room.

**Outbuilding Portion Two/Utility Room**

The utility room is fitted with a butler sink, has space and plumbing for a washing machine and is equipped with both power and lighting.

**Services**

Mains water, electricity and drainage. Oil fired central heating is installed.

**Council Tax**

The property is currently in Band D.

**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.

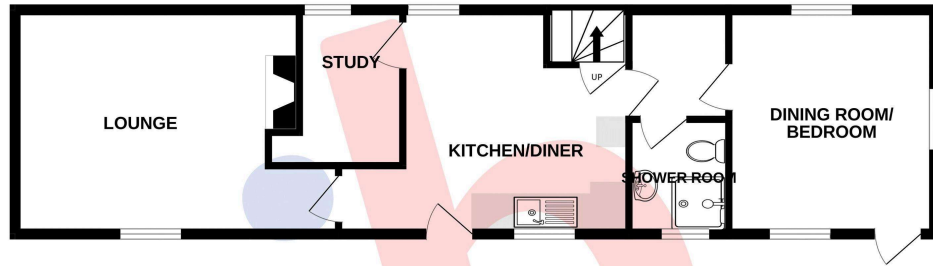
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

**Services/Referral Fees**

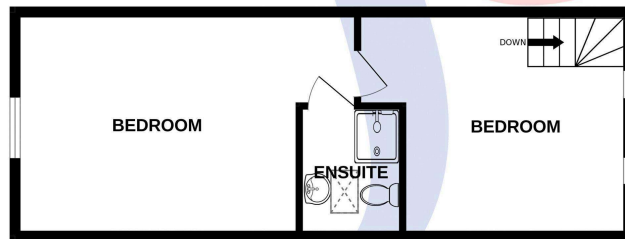
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007482 26 September 2025



GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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.  
Made with Metropix ©2025