



TURNPIKE COTTAGE NEWARK ROAD | WELLOW | NEWARK | NG22 0EA

**BuckleyBrown**  
ESTATE AGENTS



CHARMING & CHARACTERFUL... is the only way we can describe this impressive five bedroom detached period cottage dating back to 1769. Situated in the beautiful location of Wellow, a pretty village close to Sherwood Forest and Rufford Park, this lovely home is positioned well and stands prominently on this extremely sought after road, close to the traditional village green and within walking distance to both village pubs, an independent school and the historic 12th century St Swithin parish church.

This superb property has been fully renovated throughout and you can clearly see both the time and effort that the current owners have put in to making this wonderful cottage the beautiful home it is today. This picturesque property oozes charm and has many traditional features throughout. Internally comprising: three reception rooms, two with fully working chimneys, a beautiful kitchen with solid wood worktops and a large range cooker, four double bedrooms and one single. There is an impressive master bedroom, a spacious en-suite and a good sized family bathroom with a free-standing bath.

Outside to the rear there is a private and enclosed back garden which has been beautifully landscaped and enjoys views of the village church. To the side there is off-road driveway parking and a single garage. UPVC double glazing and gas central heating. Call today to arrange a viewing!





### Hall

With access to;

**Living Room 11'11" x 14'5"**

With window to front elevation.

**Sitting Room 10'10" x 14'7"**

With window to front elevation.

**Dining Room 10'10" x 15'5"**

With french doors to rear elevation.

**Kitchen 11'0" x 11'11"**

With dual aspect windows. Including cabinetry and work surfaces, with an inset sink and space for appliances.

### Landing

With access to;

**Bedroom One 15'2" x 15'11"**

With window to side elevation.

**Ensuite 10'11" x 15'2"**

With window to side elevation.

**Bedroom Two 10'11" x 14'3"**

With window to front elevation.

**Bedroom Three 8'5" x 15'11"**

With window to front elevation.

**Bedroom Four 11'0" x 11'10"**

With window to rear elevation.

**Bedroom Five 6'0" x 7'8"**

With window to rear elevation.

**Bathroom 8'2" x 10'2"**

Including a four-piece suite with window to rear elevation.

### WC

Including low flush WC and hand wash basin.

### Outside

Including a well-maintained lawn to the rear. with a garage and driveway for off-road parking.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	45
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TURNPIKE COTTAGE  
NEWARK ROAD  
WELLOW  
NEWARK  
NG22 0EA



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.