

Primrose End

Norwell



MOUNT & MINSTER







# Primrose End

Norwell

Offering the highest calibre of multi-generational living, complimented by 3.5 acres of gardens and permanent pasture, this splendid small holding offers flexible, single-storey living accommodation in a quiet and picturesque setting.

- Rural Small Holding
- Principal Dwelling & Annexe
  - Three Reception Rooms
    - Two Kitchens
    - Four Bedrooms
    - Three Bathrooms
      - Utility
  - Heated Swimming Pool
  - Large Outbuilding
    - 3.5 Acres



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## DESCRIPTION

Sit at the end of a sweeping driveway on the edge of this picturesque village, Primrose End is essentially two bungalows within one holding that extends to approximately 3.5 acres. The accommodation is evenly spread over two comfortable and appealing single-storey dwellings. The principal dwelling includes a kitchen diner with a separate utility, a garden room, a large lounge with a log burner, three bedrooms with an ensuite, as well as a dressing room to the master.

The additional annexe includes an equally impressive kitchen diner with a spacious lounge and a generous double bedroom with a bathroom and a pantry.

## OUTSIDE

The property is approached through double gates onto a private tarmac driveway that sweeps up to a turning circle with ample parking for multiple vehicles. The front garden is predominately laid to lawn with a number of features including a water feature and a fountain. A small summerhouse is located half way down the garden with an electricity supply. An entrance to the paddock land is located through a large gap in the hedge near the bottom gates.

The rear of the property is tiered. The lower patio is paved with a space for a hot tub, together with a paved terrace immediately outside of the garden room providing a splendid space for outdoor eating and entertaining. The second tier has steps leading up to a grassed area with paving slabs surrounding a heated swimming pool. There is a pagoda on one corner with another summer house in the opposite corner. Over the fence is a gravelled area with a large portal-framed outbuilding with multiple doors to both the front and gable end.

A gate leads out to a fenced paddock with an additional gate leading out to the additional grassland. The total area extends to approximately 3,5 acres.







#### LOCATION

The village of Norwell has a lovely local Primary School, active village hall, church and public house/restaurant. The village is ideally situated for commuting to Newark and Nottingham with easy access to the A1 / A46 / A17. The fast rail network from Newark Northgate station to London's Kings Cross takes around 75 minutes.

A charming market town steeped in history, nearby Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

#### SCHOOLS

Primary schools are located in Norwell, Caunton and Muskham, all three of which are rated 'Good' by OFSTED. Neighbouring secondary schools include Wings School in Kirklington and Tuxford Academy. Highfields is a highly sought-after independent school in the nearby town of Newark.

#### SERVICES

The property is centrally heated throughout (oil) with mains drainage, electricity and water.

#### ENERGY PERFORMANCE

Rating: D

#### COUNCIL TAX

Band: D

#### METHOD OF SALE

The property is offered for sale by Private Treaty.









# Woodhouse Road, Norwell



Floor Plan

**Approx. Gross Internal Floor Area 2026 sq. ft / 188.29 sq. m (Excluding Garden Room)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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