



**Brickyard Cottage Bathley Lane, Norwell Newark NG23 6JU**

  
**william  
h brown**

welcome to

## Brickyard Cottage Bathley Lane, Norwell Newark

Equestrian property surrounded by countryside views. This fantastic five bedroom character cottage provides a perfect family home, offering spacious accommodation over three floors with equestrian facilities, including a stable block, tack room and paddock. **VIEWING HIGHLY ADVISED.**



## **Entrance Porch**

Entrance porch leading into the open plan living space.

## **Inner Hall**

Inner hall with stairs to the first floor and radiator.

## **Wc/Cloakroom**

Downstairs wet room with WC, wash hand basin, shower with mermaid board, radiator and obscured double glazed window to the rear.

## **Living Room**

18' 7" x 11' 8" ( 5.66m x 3.56m )

A bright and welcoming dual aspect living room with log burner, two radiators, double glazed windows to both sides and door into the conservatory.

## **Kitchen/Dining/Lounge**

25' 6" x 14' 1" max ( 7.77m x 4.29m max )

A stunning open plan living space with a range of low and eye level units, part tiled walls, induction hob, electric oven, sink, space for an American style fridge/freezer. In addition, there are two radiators, double glazed window to the side and three double glazed windows to the front.

## **Utility Room**

8' 3" x 8' 6" ( 2.51m x 2.59m )

Separate utility room with a range of low level units, sink and drainer, plumbing for a washing machine, space for a tumble dryer, double glazed window to the rear and door leading out to the rear garden.

## **Conservatory**

11' 2" x 11' 5" ( 3.40m x 3.48m )

A fantastic addition to the property which has direct access off the living room with double glazed windows all around, patio doors to the rear and radiator.

## **First Floor**

### **Landing**

First floor landing with storage cupboard, radiator, double glazed window to the side and stairs rising to the second floor.

### **Bedroom One**

17' 9" x 11' 8" ( 5.41m x 3.56m )

A sizeable dual aspect master bedroom with radiator, double glazed window to the rear and two double glazed windows to the side.

### **Bedroom Two**

14' 1" max x 12' 6" max ( 4.29m max x 3.81m max )

A further DOUBLE bedroom with an extensive range of built in wardrobes, radiator and double glazed windows to the front and side.

### **Bedroom Three**

12' 3" x 9' 8" excluding wardrobe ( 3.73m x 2.95m excluding wardrobe )

Another DOUBLE bedroom with an extensive range of built in wardrobes, double glazed window to the front and radiator.

### **Family Bathroom**

A beautifully presented three piece family bathroom with WC, vanity unit with wash hand basin, freestanding bath with mixer tap and shower adapter, radiator and double glazed window to the rear.

## **Second Floor**

### **Landing**

Second floor landing with access into two bedrooms.

### **Bedroom Four**

15' 3" x 8' 7" ( 4.65m x 2.62m )

A fantastic DOUBLE bedroom with storage in the eaves, Velux skylight to the rear and radiator.

### **Bedroom Five**

9' 4" x 9' 3" ( 2.84m x 2.82m )

A good sized fifth bedroom with radiator and double glazed window to the side.

## **Outside**

### **Front Garden**

To the front of the property is a beautifully landscaped, elevated front garden with steps leading to the front door, laid to lawn in parts, with a variety of plants/shrubs.

### **Rear Garden**

To the rear lies a generous, very well-maintained formal garden which is mainly laid to lawn with beautifully established planted borders, paved patio providing a lovely entertainment area, as well as access into an integral external store. To the end of the garden is access to your own private driveway and the adjoining field/paddock, with a fully functioning stable block of three and tack room.

### **Stable Block**

Detached timber frame stable block, with three sectioned stables and functioning tack room.

### **Paddock**

Approximately 0.87 acres of paddock/grass land which is perfect for horses and ponies. Providing a detached timber stable block, fully fenced side and rear boundaries.

### **Parking**

Located behind the property via a shared gravelled driveway, providing ample off-street parking for multiple vehicles, with a five-bar gate opening into the garden/field behind.



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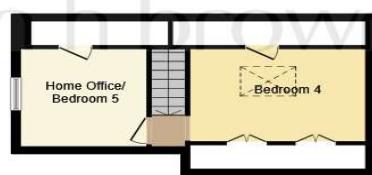




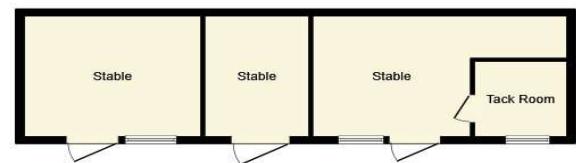
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Brickyard Cottage Bathley Lane, Norwell

Newark

- THREE STOREY CHARACTER COTTAGE
- FIVE BEDROOMS
- OPEN PLAN KITCHEN/DINING/LOUNGE
- SEPARATE LIVING ROOM
- THREE PIECE FAMILY BATHROOM WITH FREESTANDING BATH

Tenure: Freehold EPC Rating: F

Council Tax Band: E

offers in excess of

**£575,000**



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Property Ref:  
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