



PRIORY COTTAGE, ASKHAM
GUIDE PRICE: £525,000

BROWN & CO

PRIORY COTTAGE, TOWN STREET, ASKHAM, NEWARK, NG22 0RS

DESCRIPTION

A delightful, detached cottage in the heart of this very popular village of Askham. The property does retain some original style features as well as open fires and log burner. The property sits on a plot of approximately 1.29 acres (subject to measured site survey) and also has the benefit of an attached garage and carport. There is a ground floor extension providing a fourth bedroom or garden room and the property does offer the potential for additional extensions, subject to planning. With the very large garden and paddock, it has the provision for a pony or smallholding and offers a very good degree of privacy.

LOCATION

Askham is a small village in North Nottinghamshire with the Duke William local pub being within close walking distance and providing good food and ale. Tuxford which is larger village is within comfortable distance and provides co-operative store, post office, pharmacy and GP surgery. The neighbouring village of East Markham has a primary school and Tuxford an 11-18 academy. Retford town centre is about 15 minutes by car and has more comprehensive facilities as well as mainline railway station on the London to Edinburgh intercity link. The A57 is within a couple of minutes' drive and that leads to the A1 and the wider motorway network. There is open countryside surrounding the village which is great for countryside walks.

DIRECTIONS

What3words:///mining.dislikes.impose

ACCOMMODATION

Covered entrance with part glazed composite door to

ENTRANCE HALL with stairs to first floor landing.

SITTING ROOM 11'3" x 10'9" (3.45m x 3.33m) front aspect double glazed window. Victorian open fireplace with tiled hearth. Shelving to either side of the alcoves, return door to kitchen. Period style skirtings.

DINING ROOM 16'5" x 13'2" (5.02m x 4.01m) front aspect double glazed window. Recessed fireplace with fitted log burner and raised tiled hearth. Double glazed window with views to the courtyard and into the garden. Range of fitted bookshelves and plate rack. Return door to kitchen. Period style skirtings.



KITCHEN BREAKFAST ROOM 15'9" x 13'0" (4.85m x 3.99m) side aspect double glazed window. Light tunnel. A good range of antique pine base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine and dishwasher. Built-in Bosch electric oven and grill and matching Bosch electric hob with extractor above. Ample marble effect working surfaces, space for upright fridge freezer. Spotlighting. Central heating control thermostat and timer. Period style skirtings.



REAR HALLWAY with two side aspect obscure double glazed windows and half glazed composite door to the side. Telephone point. Built-in cloaks cupboard with hanging and shelving space. Access to roof void.

GARDEN ROOM/BEDROOM FOUR 15'3" x 13'3" (4.67m x 4.04m) with double glazed sliding patio doors leading into and overlooking the garden. Pine clad ceiling, exposed ceiling timbers, spotlight. Period style skirtings.



BEDROOM THREE 9'7" x 9'7" (2.96m x 2.94m) side aspect double glazed window. Period style skirtings.



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SHOWER ROOM 9'7" x 5'5" (2.96m x 1.69m) side aspect obscure double glazed window. A good sized walk-in shower cubicle with electric Triton T80 shower with handheld attachment, aqua boarding surround and glazed sliding doors. Pedestal hand basin, low level wc. Part tiled walls, wall mounted mirror, strip light, shaver socket above.



FIRST FLOOR LANDING with rear aspect obscure and leaded light patterned window into the rear.

BEDROOM ONE 16'5" x 10'6" (5.02m x 3.34m) dual aspect to front and side with double glazed windows. Range of built-in wardrobes with stripped wood doors and hanging and shelving. Access to roof void. Period style skirtings.



BEDROOM TWO 15'0" x 9'6" (4.61m x 2.92m) measured to front of range of built-in wardrobes with hanging and shelving space and storage cupboards above. Front aspect double glazed window. Period style skirtings.



FAMILY BATHROOM 9'7" x 6'6" (2.96m x 2.00m) rear aspect obscure double glazed window. Three piece white suite with wood panel enclosed sunken bath, low level wc, pedestal hand basin, built-in airing cupboard with hot water cylinder, immersion and a range of shelving. Part tiled walls.



OUTSIDE

The front has a small walled buffer garden with some established shrubs. From Town Street is a dropped kerb giving access to the herringbone block style paved driveway with space for several vehicles, this leads to an **ATTACHED SINGLE GARAGE** with wooden opening doors and personal door into the **CARPORT**.

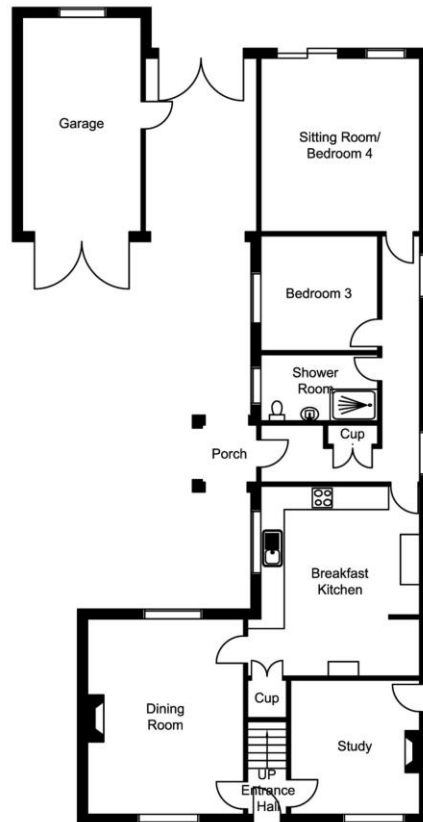
The garden to the side of the property hosts the oil tank as well as established shrub borders by way of a brick wall. External oil fired central heating boiler, external lighting. Pedestrian access to the side of the garage. From the Carport are double wrought iron gates leading to the main garden which is of approximately 1.29 acres (subject to measured site survey) and offers a very good degree of privacy. There is a further additional block paved herringbone style patio, steps up to the main lawned area with well established and stocked shrub, flower beds and borders. The garden widens to the rear and adjoins a large paddock, surrounded by fields. There is a railway sleeper built **Workshop** and additional timber shed in need of some renovation with a selection of fruit trees and berries, the garden is mainly lawned but has been used a smallholding in the past.

GENERAL REMARKS & STIPULATIONS

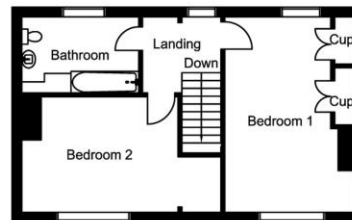
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These particulars were prepared in October 2025.

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

Ground Floor



First Floor



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