



Corner Cottage Church lane
South Scarle, Newark, NG23 7JS

Auction Guide £465,000

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £465,000

A unique opportunity to own this delightful three bedroom detached cottage, nestled in a rural setting on the outskirts of the desirable village of South Scarle. The building retains many character features and sits on a plot of approximately 1.4 acres with far reaching countryside views. The current owners have created a beautiful, charming cottage to call home and have permitted development for an extension and a double garage. They have also designed five motorhome and caravan pitches and is registered with the motorhome & camping club. The accommodation comprises a porch, lounge with a log burning stove, dining room, study, reception hall, kitchen, lean to, three bedrooms and a spacious family bathroom. The property benefits from oil fired heating, septic tank, a new roof and new windows to the front. The property is accessed via a large gravelled driveway providing lots of off road parking with mature trees. The well maintained wrap around gardens are mainly laid to lawn with shrubs, bushes and paved seating areas. The outbuildings provide great storage and offer a variety of uses as there is a large garage, two large stores and a smaller store at the rear of the garage.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Hall

Lounge
11'6" x 11'6" (3.51m x 3.51m)

Dining Room
12'3" x 11'6" (3.73m x 3.51m)

Study
11'6" x 7'5" (3.51m x 2.26m)

Kitchen
9'4" x 8'3" (2.84m x 2.51m)

Bedroom One
11'6" x 11'6" (3.51m x 3.51m)





Bedroom Two
12'3 x 11'6 (3.73m x 3.51m)

Bedroom Three
8'5 x 7'5 (2.57m x 2.26m)

Bathroom
12'3 x 7'5 (3.73m x 2.26m)

Garage
26' x 11'9 (7.92m x 3.58m)

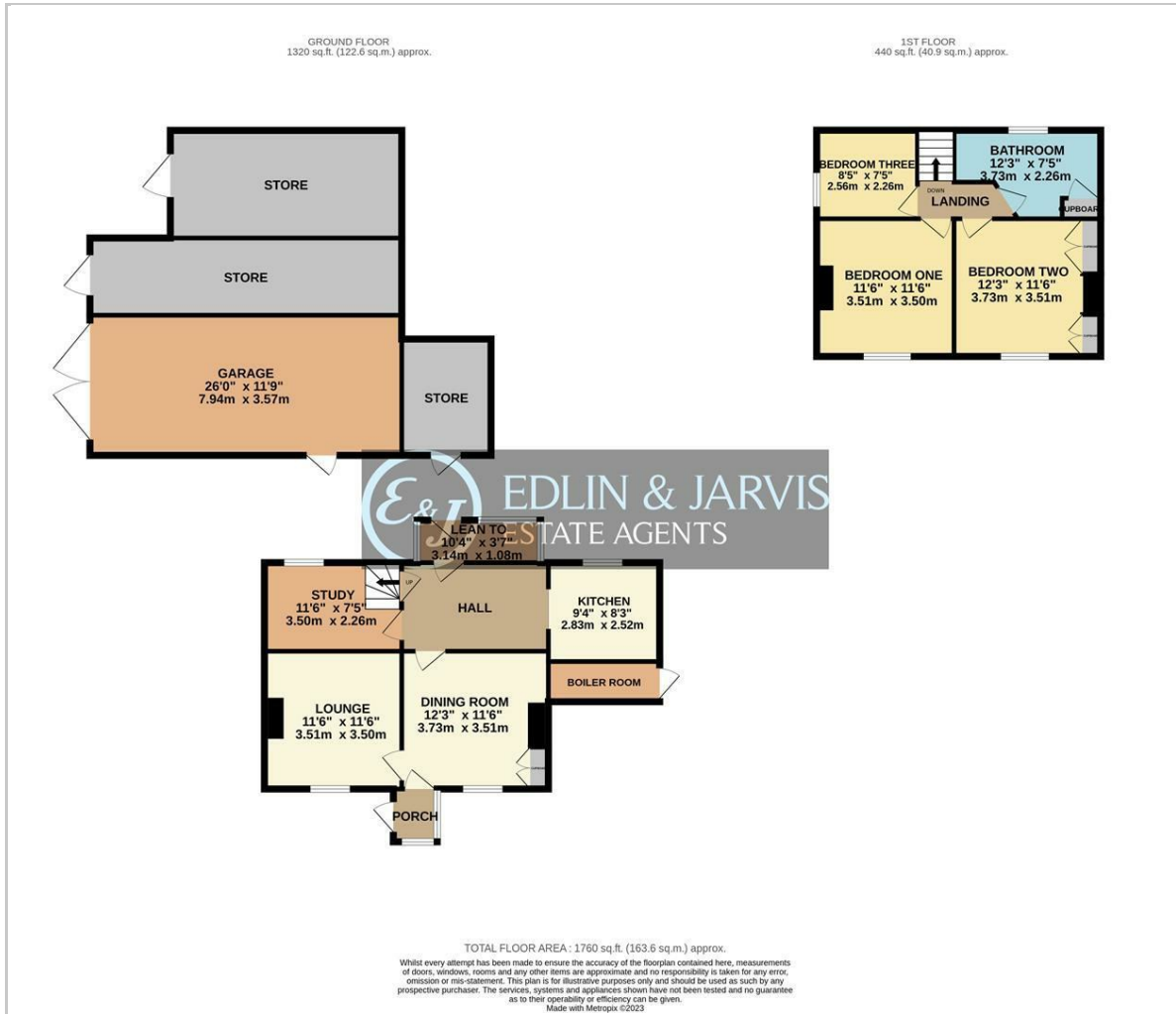
Store At The Back Of Garage
9'9 x 7'5 (2.97m x 2.26m)

Store
26'2 x 6'5 (7.98m x 1.96m)

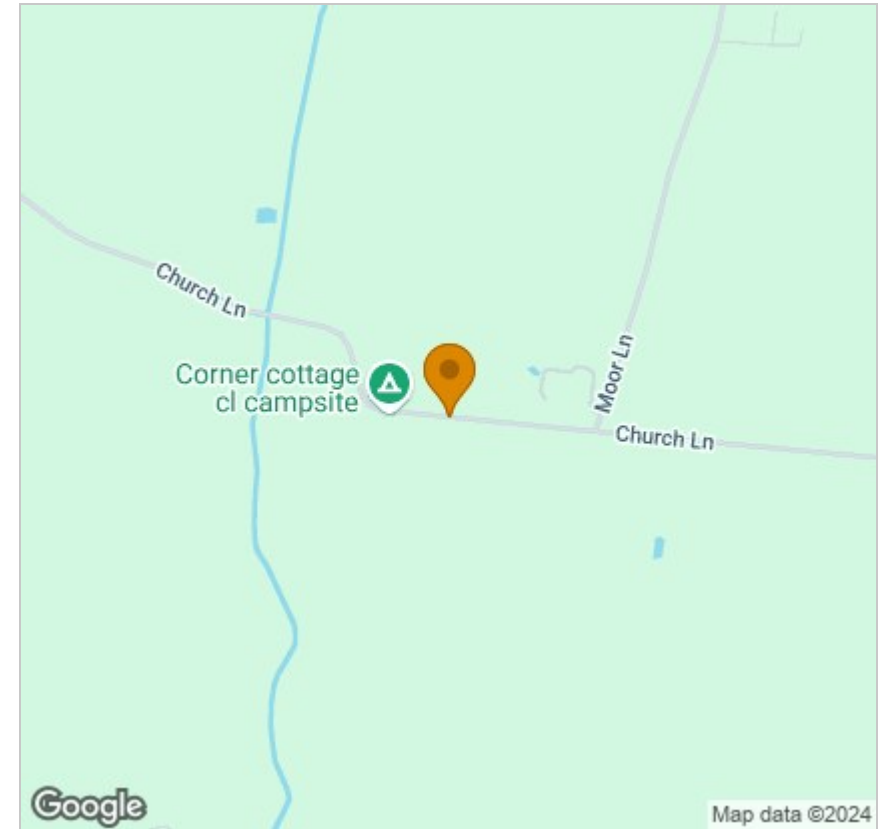
Store
19'3 x 9'0 (5.87m x 2.74m)



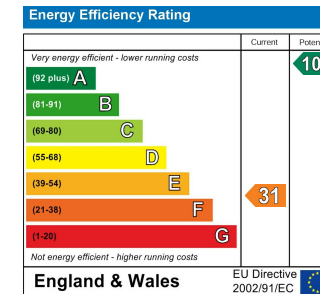
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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