



EDLIN & JARVIS
ESTATE AGENTS



166A High Street
Collingham, NG23 7NH
Offers Over £250,000



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*****QUIRKY COTTAGE WITH CHARACTER FEATURES***** Imagine waking up in a piece of history. This isn't just a house; it's the soul of Collingham's past, the lovingly preserved Old Bakery of the 1850 mill. Nestled just off the High Street, this enchanting, terraced cottage whispers tales of bygone days, where flour once filled the air and community thrived.

Step inside and be greeted by soaring ceilings and exposed beams, a testament to its heritage. Daylight streams through the spacious reception room, inviting you to relax and unwind. The heart of the home, a beautifully appointed kitchen diner, beckons culinary adventures and shared laughter.

Discover three uniquely charming bedrooms, each a haven of tranquility, offering flexible space for family or creative pursuits. The bathroom, a delightful blend of modern convenience and period elegance, features a stunning vanity with twin circular basins, echoing the cottage's character. Outside, a private courtyard offers a peaceful retreat for morning coffee or evening gatherings. A separate garage provides ample storage or a dedicated workshop, while off-road parking ensures convenience.

Collingham, a village steeped in charm, offers a warm community spirit and a tranquil pace of life. Enjoy the convenience of local shops, schools, and parks, all within easy reach. This is more than a home; it's a living story. Embrace the opportunity to own a piece of Collingham's heritage, where character and comfort intertwine.

The property has access to many amenities within walking distance including doctors' surgery, dental practice, Co-op supermarket, butcher's, hairdresser's, pub, preschool, primary school and is on a regular bus route. Nearby Collingham railway station provides regular links to Lincoln, Newark & Nottingham.





Lounge
10'7 x 13'1 (3.23m x 3.99m)

Inner Hall

Kitchen Diner
18'4 x 13'1 (5.59m x 3.99m)

Landing

Bedroom Two
7'7 x 13'1 (2.31m x 3.99m)

Bathroom
10'5 x 5'7 (3.18m x 1.70m)

Landing

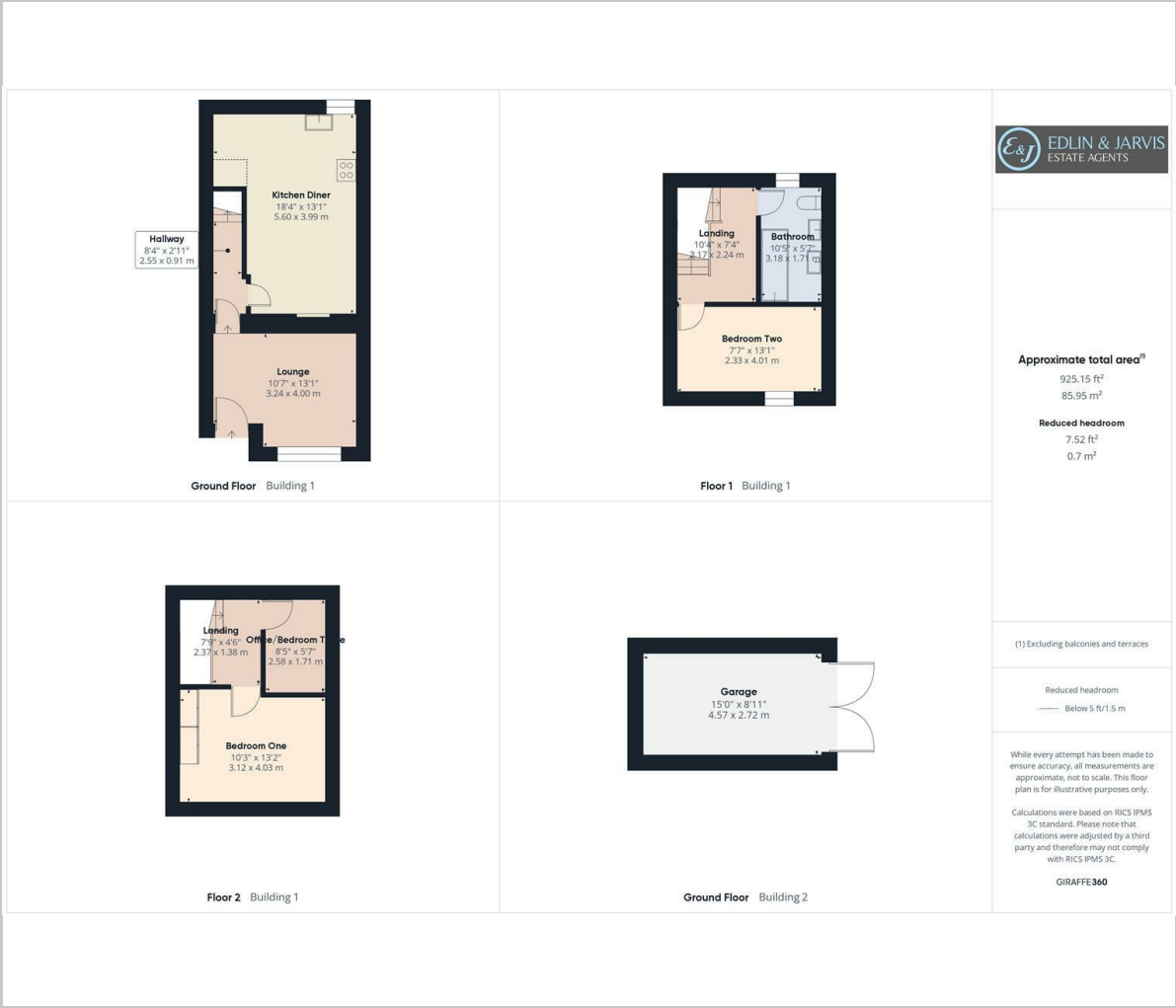
Bedroom One
10'3 x 13'2 (3.12m x 4.01m)

Bedroom Three/Office
8'5 x 5'7 (2.57m x 1.70m)

Garage
15'0 x 8'11 (4.57m x 2.72m)



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

