



EDLIN & JARVIS  
ESTATE AGENTS



51 High Street  
North Scarle, LN6 9EP

**Guide Price £550,000 to £575,000**





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\*\*\*ENCHANTING 18TH CENTURY COTTAGE\*\*\* A Haven of Warmth and Character in North Scarle  
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Step into a world of timeless elegance at this captivating four-bedroom detached cottage, gracefully nestled within the cherished conservation area of North Scarle. This delightful home, with its roots tracing back to the mid-18th century, offers a rare blend of historical charm and modern comfort, all set upon a generous quarter-acre plot.

The original heart of the cottage whispers stories of bygone eras, showcasing exposed beams and inviting fireplaces that evoke a sense of warmth and history. A seamless and sympathetic extension, completed in 2016, beautifully marries the cottage's heritage with contemporary living.

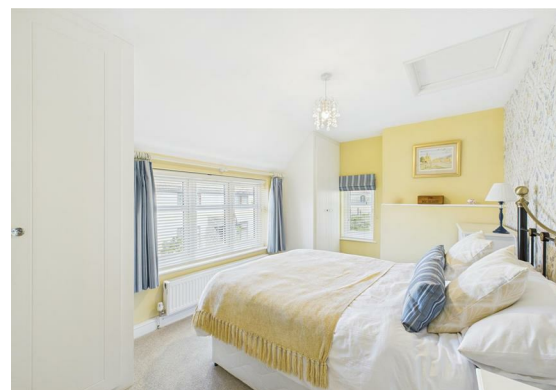
The true heart of this home is the magnificent open-plan kitchen, living, and dining area, stretching over 35 feet and bathed in natural light. The bespoke shaker-style kitchen, adorned with quartz countertops and a central island, is a culinary dream. The adjoining dining area, warmed by a crackling log burner, creates an inviting space for gatherings and cherished moments. French doors in the lounge open seamlessly to the garden. A practical utility room and WC complete the ground floor.

Ascend the galleried landing to discover four beautifully appointed bedrooms and a newly renovated family bathroom. The master suite, a tranquil retreat spanning over 19 feet, boasts panoramic windows framing picturesque countryside views, fitted wardrobes, and a luxurious ensuite shower room with a rainfall shower.

Modern comforts abound, including oil-fired central heating, UPVC double glazing, elegant composite doors, and underfloor heating in the extension, ensuring year-round comfort.







Outside, the enchanting rear garden is a verdant oasis, featuring a sprawling lawn dotted with mature trees, vibrant shrubs, and raised vegetable beds. A paved seating area invites al fresco dining and relaxation, while a boiler/store room provides practical storage. A gravel driveway offers ample parking for multiple vehicles, leading to a convenient garage.

This is more than just a home; it's a sanctuary, a place where history and modern living intertwine to create an idyllic lifestyle in one of North Scarle's most desirable settings.

#### Entrance Hall

#### Lounge

13'7 x 13'6 (4.14m x 4.11m)

#### Dining Area

13'6 x 11'6 (4.11m x 3.51m)

#### Living Kitchen Diner

22'3 x 15'7 (6.78m x 4.75m)

#### Landing

#### Master Bedroom

19'1 x 13'8 (5.82m x 4.17m)  
max measurements

#### Ensuite

7'4 x 6'1 (2.24m x 1.85m)

#### Bedroom Two

13'7 x 8'9 (4.14m x 2.67m)

#### Bedroom Three

10'2 x 7'4 (3.10m x 2.24m)

#### Bedroom Four

10'2 x 6'2 (3.10m x 1.88m)

#### Bathroom

10'8 x 4'9 (3.25m x 1.45m)

#### Garage

14'3 x 11'11 (4.34m x 3.63m)

#### Boiler Room/Store

10'5 x 9'3 (3.18m x 2.82m)





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.

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Area Map



Energy Efficiency Graph

