



Bramley Cottage, Church Lane, Besthorpe, Newark

4 2 4 D



SPILLERS  
**SHAPES**  
FOR ALL DOGS

LIPTON'S  TEA





# Bramley Cottage, Church Lane, Besthorpe, Newark

Guide Price £450,000 - £475,000

- INDIVIDUAL CHARACTER COTTAGE
- PICTURESQUE VILLAGE LOCATION
- BREAKFAST KITCHEN & GARDEN ROOM
- EXTENSIVE GATED DRIVEWAY
- PRIVATE NON-ESTATE PLOT
- FOUR/FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- CONTEMPORARY BATHROOM & SHOWER ROOM
- HUGE DETACHED WORKSHOP
- NO CHAIN! Tenure: Freehold EPC 'D' (59)

Guide Price: £450,000-£475,000. A TIMELESS PERIOD CLASSIC!

Welcome to Bramley Cottage! An alluring character-filled detached home. Boasting a substantial yet charming internal layout. Spanning in excess of 1,800 square/ft of accommodation. Pleasantly positioned in a quiet non-estate setting. Within the heart of the beautifully picturesque village of Besthorpe. Closely situated to a wide range of amenities, in the neighbouring village of Collingham. Whilst giving ease of access to Newark, Lincoln and Gainsborough. This wonderfully individual residence is filled to the brim with personality. Entrusting an instantaneous homely feel. Internal viewings are simply ESSENTIAL! The cottage prides itself on a highly versatile layout. Perfect for multi-generational living, with two staircases and highly adaptable living space. Having evolved over many years. Originally constructed as a two bedroom property. The inviting internal layout comprises: Entrance porch, a delightful sitting room with log burner, large 20FT breakfast kitchen with a pantry and open-access into a lovely garden room, separate dining room, cosy central lounge with log burner and a HUGE HOME OFFICE. Providing multi-purpose potential. The first floor landing is accessed via two staircases. Providing FIVE BEDROOMS in total. One of which lends itself as a suitable study. The substantial master bedroom has a walk-in wardrobe. There is a gorgeous period-style four-piece bathroom and a separate three-piece modern shower room. The external space is ON ANOTHER LEVEL. Boasting an extensive gated driveway, with ample parking, a hydraulic vehicle ramp, carport and access into a HUGE 35FT WORKSHOP. With power and lighting. Practically perfect for any car enthusiasts! The private rear garden is of low maintenance. Further benefit of this quirky period home include majority uPVC double glazing and oil-fired central heating. STANDING OUT FROM THE CROWD! This ONE-OF-A-KIND cottage is marketed with NO ONWARD CHAIN!



**ENTRANCE PORCH:** 4'7 x 3'6 (1.40m x 1.07m)  
Accessed via a secure hardwood external entrance door. Providing tiled flooring, a ceiling light fitting and uPVC double glazed window to the front elevation.

**SITTING ROOM:** 13'1 x 11'7 (3.99m x 3.53m)  
A LOVELY and COSY reception room. Providing slate tiled flooring, a double panel radiator, ceiling cladding, 6 wall light fittings, a high level cupboard housing the electricity meter. Freestanding log burner. Stairs rising to the first floor. uPVC double glazed window to the front elevation.

**BREAKFAST KITCHEN:** 20'0 x 8'4 (6.10m x 2.54m)  
GENEROUSLY PROPORTIONED. Providing slate tiled flooring. The fitted kitchen hosts a range of fitted base units with oak work surfaces over. Inset plastic/resin sink with mixer tap and drainer. Provision for a freestanding cooker, fridge freezer and under counter dishwasher. Fitted breakfast bar with oak work surfaces houses an inset electric oven. Ceiling cladding with recessed spotlights. Large double panel radiator. Exposed brick walls. uPVC double glazed window to the left and right side elevations. Access into the pantry. Providing storage, with a ceiling light fitting. A secure hardwood external door gives access onto the side driveway/ carport. Into the workshop. There is open access through to the garden room. Max measurements provided.

**GARDEN ROOM:** 9'8 x 5'6 (2.95m x 1.68m)  
Of part brick and timber construction with a sloped clear glass roof. Providing slate tiled flooring, partial wall panelling, a large double panel radiator, ceiling light fitting, hardwood double glazed windows to the side and rear elevations. A secure hardwood external door gives access into the enclosed garden. There is open-plan access through to the dining room.

**DINING ROOM:** 12'8 x 11'10 (3.86m x 3.61m)  
A WELL-APPOINTED RECEPTION ROOM. Providing wooden engineered flooring, carpeted stairs rising to the first floor, a ceiling light fitting, two wall light fittings, a double panel radiator and a uPVC double glazed window to the rear elevation. Access into the large home office. Clear glazed French internal doors open into the lounge.

**LOUNGE:** 12'10 x 12'7 (3.91m x 3.84m)  
A DELIGHTFULLY COSY RECEPTION ROOM. Providing carpeted flooring, a ceiling rose with light fitting, two wall light fittings, picture rails, TV point, double panel radiator and a wonderful exposed feature fireplace housing an inset log burner with a raised tiled hearth and decorative wooden surround. uPVC double glazed window to the front elevation. Access into the sitting room.

**LARGE HOME OFFICE:** 20'10 x 12'9 (6.35m x 3.89m)  
A SUBSTANTIAL RECEPTION ROOM. Offering excellent MULTI-PURPOSE USE. Providing black and white tiled flooring, recessed ceiling spotlights and a ceiling light fitting. A large double panel radiator. Fitted storage cupboard. Two large heavy duty side hung hardwood garage doors to the front/side aspect. A secure hardwood personal door gives access into the rear garden.

**FIRST FLOOR LANDING (1):** 7'1 x 3'8 (2.16m x 1.12m)  
With complementary oak flooring, a double panel radiator, two ceiling light fittings. One hanging over the stairway with an obscure uPVC double glazed window to the side elevation. Access into the bathroom and two bedrooms. All with oak internal doors.







**MASTER BEDROOM:**

A HUGE DOUBLE BEDROOM. Providing complementary oak flooring. Four wall light fittings, two double panel radiators, two uPVC double glazed windows to the front elevation. Access into the walk-in wardrobe with oak internal double doors. Max measurements provided.

18'7 x 13'1 (5.66m x 3.99m)

**WALK-IN WARDROBE:**

Generously sized. Providing oak flooring, a loft hatch access point and ceiling strip light. Offering excellent storage space.

8'7 x 3'5 (2.62m x 1.04m)

**FOUR-PIECE BATHROOM:**

Of attractive design. Providing tiled flooring. A free-standing claw-foot bath with chrome taps. A fitted shower cubicle with electric shower facility and floor to ceiling tiled splash back. Low-level W.C. Pedestal wash hand basin with chrome taps. A fitted vanity storage cupboard. Medium height walled panelling. Recessed ceiling spotlights, extractor fan. Two obscure uPVC double glazed windows to the rear elevation. Max measurements provided.

12'10 x 8'8 (3.91m x 2.64m)

**BEDROOM TWO:**

A WELL-APPOINTED CENTRAL DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator, four wall light fittings and a uPVC double glazed window to the front elevation. Access into the second landing space.

12'10 x 12'7 (3.91m x 3.84m)

**FIRST FLOOR LANDING (2):**

With tiled flooring, two recessed ceiling spotlights and one wall light fitting. Stairs down to the sitting room. Access into the modern shower room and three further bedrooms. Max measurements provided.

6'8 x 5'5 (2.03m x 1.65m)

**BEDROOM THREE:**

A LOVELY DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a double panel radiator, a sloped ceiling with cladding and a light fitting. Overhead storage cupboard. uPVC double glazed window to the side elevation. overlooking the garden.

12'2 x 8'3 (3.71m x 2.51m)

**BEDROOM FOUR:**

A DOUBLE bedroom with exposed wooden floorboards, a double panel radiator, ceiling cladding with light fitting, over stairs double storage cupboard. uPVC double glazed window to the front elevation. Max measurements provided. Width reduces to 7'5 ft. (2.26m).

11'9 x 9'7 (3.58m x 2.92m)

**BEDROOM FIVE/STUDY:**

Currently utilised as a utility space. With multi-purpose potential. Providing tiled flooring, plumbing for a washing machine. A single panel radiator. sloped ceiling with cladding and light fitting. uPVC double glazed window to the side elevation. Max measurements provided. Width reduces to 5'3 ft. (1.60m).

8'3 x 7'6 (2.51m x 2.29m)

**FIRST FLOOR SHOWER ROOM:**

Accessed via a complementary oak internal door. Of attractive modern design. Providing tiled flooring. A large walk-in double shower cubicle with electric shower facility. Low-level W.C, pedestal wash hand basin with chrome mixer tap. Double panel radiator. Full floor to ceiling contemporary walled tiled splash backs. Ceiling cladding with light fitting. Small double glazed window to the side elevation.

5'8 x 5'3 (1.73m x 1.60m)

**DETACHED WORKSHOP:**

A HUGE FUNCTIONAL SPACE. Of majority brick construction with a pitched roof. Bi-folding external doors to the front aspect. Providing power and lighting, with 5 ceiling strip lights. Large open loft storage space. Windows to the left and right side elevations. Two uPVC double glazed windows to the rear elevation. This fantastic space offers extensive potential to be utilised for a variety of individual uses. A hardwood left side personal door gives access into the garden.

35'2 x 17'1 (10.72m x 5.21m)

**EXTERNALLY:**

The cottage stands on an enviable 0.12 of an acre private plot. The front aspect is greeted by a secure high-level sliding gates entrance, with an EXTENSIVE part block paved and part tarmac driveway. There is a hydraulic elevating vehicle ramp to the side elevation. Access to the front entrance porch, with various external lights and a cold water tap to the front elevation. There are high-level front and side hedged boundaries. The driveway continues via the right side elevation, up to a carport, allowing further parking options. Giving access into the large detached workshop. The private enclosed rear garden is accessible from both sides. Predominantly laid to lawn and of general low maintenance, with external lighting and provision for a timber summer house. There is access to the oil tank and into the workshop. There are fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and majority uPVC double glazing. This excludes the garden room, one kitchen window and a shower room window. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,840 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'D' (59)**

**Local Information & Amenities: Besthorpe**

Besthorpe is a charming semi-rural village, conveniently located for ease of access onto the A1133, with the neighboring villages of Girton, Clifton, North Scarle and the extremely well-served village of Collingham close-by. There is also ease of access onto the A46 and A1. The village offers a charming nature reserve, 'The Lord Nelson' public house and community village hall. The nearest amenities in Collingham, are located approx. 2 miles away, which include: a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. Newark-on-Trent is located approximately 8 miles away and the City of Lincoln is approximately 15 miles away.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.







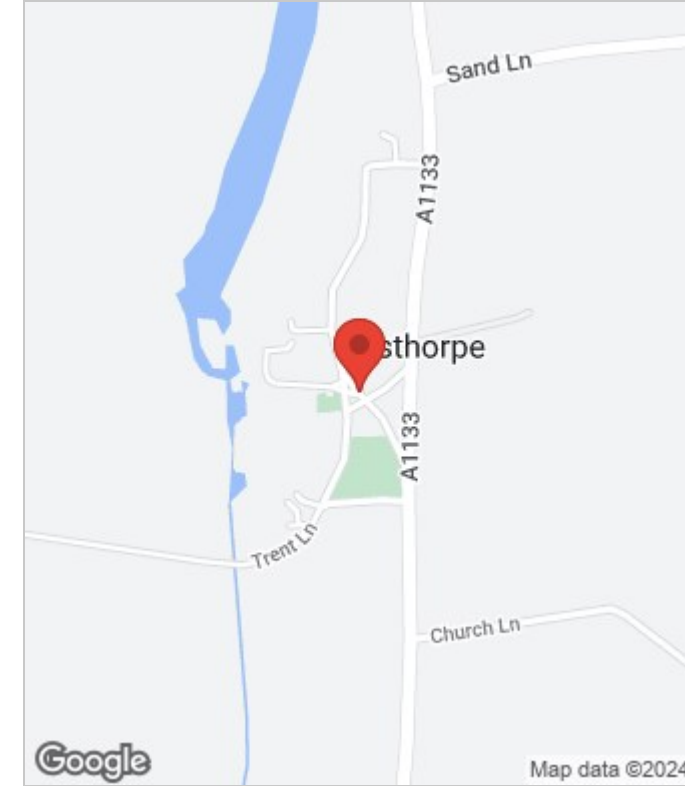


**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

