



Old Stores Cottage, Low Street, Elston, Newark

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Meats Choice
Roast Chicken
Roast Chicken & Gravy
Fish & Chips
Skate Wings & Sauce
Kitchen
Steak & Sweet

BREAD

Old Stores Cottage, Low Street, Elston, Newark

Asking Price: £575,000

- GRADE II LISTED DETACHED COTTAGE
- PICTURESQUE VILLAGE LOCATION
- GENEROUS LIVING/DINING KITCHEN
- SUBSTANTIAL GATED DRIVEWAY
- GORGEOUS 3/4 ACRE PRIVATE PLOT
- FOUR BEDROOMS, FAMILY BATHROOM & EN-SUITE
- THREE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- DETACHED BARN & DOUBLE GARAGE
- EASE OF ACCESS ONTO MAIN ROADS. Tenure: Freehold EPC 'tbc'



ENTRANCE HALL: 18'4 x 3'10 (5.59m x 1.17m)

A warm and inviting reception hall. Accessed via a hard wood front entrance door. Providing quarry tiled flooring, exposed ceiling beams, two wall light fittings, exposed brick wall, a double panel radiator. BRAND NEW carpeted stairs rising to the first floor with hand rail. Sliding sash window to the side elevation. Access into all three reception rooms.

BEAMED LOUNGE: 13'6 x 13'1 (4.11m x 3.99m)

A beautifully tranquil reception room. Providing BRAND NEW carpeted flooring, exposed ceiling beams and wall timbers. Two wall light fittings, single panel radiator, TV, satellite and telephone connections points, a lovely exposed Inglenook-style brick fireplace housing an inset log burner with a raised York stone hearth and timber surround. Sliding sash window to the left side elevation.

SITTING ROOM: 17'2 x 17'2 (5.23m x 5.23m)

A generous reception room located at the front of the cottage. Providing carpeted flooring, exposed ceiling beams, two double panel radiator, three wall light fittings and one ceiling light fitting. Exposed fireplace with inset medium height log burner and exposed stone hearth. Window to the front elevation with fitted shutters. Obscure window to the left side elevation, sliding sash window to the right side elevation and a hard wood external door gives access from the personal access gate. An additional staircase provides direct access up to the master bedroom suite. Max measurements provided.

DINING ROOM: 16'6 x 14'1 (5.03m x 4.29m)

A SPACIOUS TRIPLE-ASPECT ROOM. Providing carpeted flooring, three wall light fittings, a single panel radiator, exposed white ceiling beams, walk-in under stairs storage cupboard. A sash sliding window to both side and rear elevations with an additional small single glazed window to the left side elevation. Access into the open-plan dining kitchen. Max measurements provided.

OPEN-PLAN LIVING/DINING KITCHEN: 20'8 x 12'6 (6.30m x 3.81m)

A SUPERB OPEN PLAN FAMILY SPACE WITH A WONDERFUL VAULTED CEILING. Providing tiled flooring. An extensive bespoke kitchen with a vast range of fitted wall and base units, with laminate work surfaces over, under unit wall lighting and neutral walled tiled splash backs. Inset 1.5 bowl resin sink with mixer tap and drainer. Integrated 'BEKO' electric oven with four ring gas hop over and concealed extractor hood above. Under counter provision for a dishwasher and a free standing american fridge freezer. Four beamed ceiling light fittings. Double panel radiator, two sliding sash windows to the side elevation. Excellent space for a large dining table. The living space is open-plan to the kitchen, with further seating space and a delightful exposed fireplace, housing an inset gas fire with exposed brickwork and a raised stone hearth. Painted french doors open out into the garden/driveway. There is open access through to the rear lobby.

REAR LOBBY: 8'3 x 4'5 (2.51m x 1.35m)

With continuation of the tiled flooring, single panel radiator and a wall light fitting. A painted hardwood side external door gives access into the garden. Internal access into the ground floor W.C and utility room.

UTILITY ROOM: 12'1 x 8'3 (3.68m x 2.51m)

A very generous space. Providing tiled flooring, a ceiling strip light, single panel radiator. Access to the electrical RCD consumer unit and newly replaced 'WORCESTER' free standing boiler. Provision/plumbing for a free-standing washing machine and tumble dryer. Extensive medium height storage bench with lift up top. Sliding sash window to the rear elevation.

GROUND FLOOR W.C: 7'3 x 4'9 (2.21m x 1.45m)

With tiled flooring, ceiling light fitting, low level W.C and a ceramic wall mounted wash hand basin with chrome mixer tap and tiled splash back. Single panel radiator and sliding sash window to the rear elevation.

WHAT A CHARMER! STANDING OUT FROM THE CROWD..!

Here we have a truly marvellous detached Grade II listed character-filled cottage. Beautifully boasting an extensive array of period features, enhanced by a striking contemporary design. This charming period home is captivated by its outstanding 3/4 of an acre private plot. Standing proud within the Idyllic village of Elston. In a wonderful Conservation area. Highly sought-after, with ease of access onto the A46, with direct links to Nottingham and Newark Town Centre. 'Old Stores Cottage' is believed to be one of the oldest properties within the village and was originally two cottages, combined into one. Having retained an enormous magnitude of delightful originality, enhanced by a substantial layout, set over two floors, spanning in excess of 1,800 square/ft. The wonderfully warm and inviting internal layout comprises: Entrance hall, beautiful lounge, with Inglenook fireplace and log burner, a separate dual-aspect sitting room, triple aspect dining room and a SPLENDID OPEN-PLAN LIVING/ DINING KITCHEN. Enjoying a stunning vaulted ceiling, exposed fireplace with gas fire and access into a rear lobby. Hosting a large utility room and ground floor W.C. A staircase from the sitting room leads up to an AMAZING MASTER BEDROOM SUITE. Exposing a beautiful vaulted ceiling and access into a stylish contemporary en-suite shower room. The first floor also hosts three further DOUBLE bedrooms and a stylish family bathroom. Externally the unique non-estate plot is a joy to behold. Double gates open onto a substantial gravelled driveway. Leading to a detached barn with attached timber garage. Offering exciting scope to be converted for a variety of uses. Subject to approvals. The rear garden itself is mesmerizing, immensely private and hugely tranquil. STEP-INSIDE this ONE-OF-A-KIND family home. Standing proud with a long-lasting heritage and fantastic potential to be taken to the next level!





FIRST FLOOR LANDING:

A lovely yet quirky space with BRAND NEW carpeted flooring. Exposed ceiling beams. Sliding sash window to the side elevation. Access into the family bathroom and three of the four bedrooms. Max measurements provided.

MASTER BEDROOM:

A splendid and extremely generous DUAL-ASPECT DOUBLE BEDROOM. Providing BRAND NEW carpeted flooring. Access via a separate staircase in the sitting room, with an open spindle balustrade and hand rail. Benefiting from a STUNNING vaulted ceiling with exposed ceiling trusses and beam. With a high level storage cupboard, two double panel radiators, two wall light fittings and three ceiling beamed light fittings. Exposed cast iron fireplace, TV point and two sliding sash window to the front and side elevation. Access into the family bathroom and en-suite shower room.

17'3 x 11'9 (5.26m x 3.58m)

EN-SUITE SHOWER ROOM:

An excellent size and of tasteful contemporary design. Providing ceramic tiled flooring with under-floor heating, steps up to a large walk-in shower with mains shower facility, rainfall shower head and stylish floor to ceiling tiled splash backs. A low level W.C, wall mounted ceramic wash hand basin with chrome mixer tap and tiled splash back. Large chrome heated towel rail. Base storage unit with granite top. Exposed ceiling trusses, recessed ceiling spot lights, extractor fan sliding sash window to the side elevation.

17'2 x 4'4 (5.23m x 1.32m)

BEDROOM TWO:

A DELIGHTFUL DOUBLE BEDROOM. Providing carpeted flooring, ceiling light fitting, wall light fitting, double panel radiator, exposed timber framework and ceiling trusses. Sliding sash window to the side elevation.

14'2 x 8'8 (4.32m x 2.64m)

BEDROOM THREE:

A further double bedroom, with carpeted flooring, a Ceiling light fitting, a wall light fitting, double panel radiator, partial exposed timber frame work, a high level over stairs storage cupboard with double doors. Sliding sash window to the side elevation. Max measurements provided.

14'5 x 8'2 (4.39m x 2.49m)

BEDROOM FOUR:

With carpeted flooring, a ceiling light fitting, single panel radiator and sliding sash window to the left side elevation.

8'3 x 7'10 (2.51m x 2.39m)

FAMILY BATHROOM:

Of attractive modern design, with ceramic tiled flooring with electric under-floor heating, a panelled bath with chrome taps and mains shower facility with dark marble effect aqua boarding and a wall mounted clear glass shower screen. Low level W.C, pedestal wash hand basin with chrome mixer tap and tiled splash back. Chrome heated towel rail. Fitted storage cupboard with shelving above. Exposed timber frame work and ceiling trusses. Recessed ceiling spot lights, extractor fan and sliding sash window to the left side elevation. The bathroom has dual-access from the first floor landing and the master bedroom suite. Max measurements provided.

14'10 x 7'4 (4.52m x 2.24m)

DETACHED BARN:

Of brick built construction with a pitched pantile roof. Accessed via a wooden dual-hinged door. Providing power, lighting, a separate RCD unit and a wonderful vaulted ceiling. Double doors give access into a workshop space with a separate side personal access door.

23'4 x 13'7 (7.11m x 4.14m)

DOUBLE GARAGE:

Access via wooden double doors of an extremely generous size, with power and lighting and inspection chamber.

23'4 x 22'7 (7.11m x 6.88m)

EXTERNALLY:

The cottage stands on a wonderful 3/4 of an acre private plot. The property is accessed via a wooden personal entrance gate, in line with the gable end, there is a part pillared and wall enclosed frontage. The front garden is beautifully established with a vast array of mature shrubs, bushes and plants. The gravelled footpath gives access to the external doors in the sitting room and entrance hall. There is a wrought iron double gated gravelled driveway adjacent to the cottage. Providing extensive off-street parking options for a large number of vehicles, with a wonderful exposed well. This leads down to the detached brick barn and attached double garage. Further wrought iron double gates open into a HUGE private meadow garden. Laid to lawn with heavily established trees, bushes and hedges. This retains immense privacy all year round. There is exciting scope for multi purpose use and development potential subject to planning approvals

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas fired central heating via a modern and recently installed boiler and single glazing throughout.

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: 1,893 Square Ft.

Measurements are approximate and for guidance only. This does not include the barn or double garage.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'F'

EPC: Energy Performance Rating: 'bbc'





Local Information & Amenities: Elston

The charming and highly sought after village of Elston is situated approximately 6 miles away from Newark Town Centre, with ease of access onto the A46 dual-carriageway. The village retains a strong local community and provides a range of amenities including: The 'Chequers Inn'- Public house and restaurant. A thriving community run convenience store. All Saints Primary School and village Church. A community hall, with a range of sports and recreational clubs/ facilities. Additionally the village benefits from a bus service to Newark and Bingham. The historic market town of Newark-on-Trent, provides a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

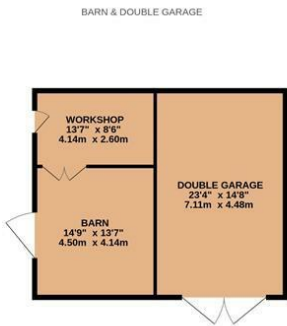
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

