

HoldenCopley

PREPARE TO BE MOVED

Church Street, Southwell, Nottinghamshire NG25 0HQ

£299,950

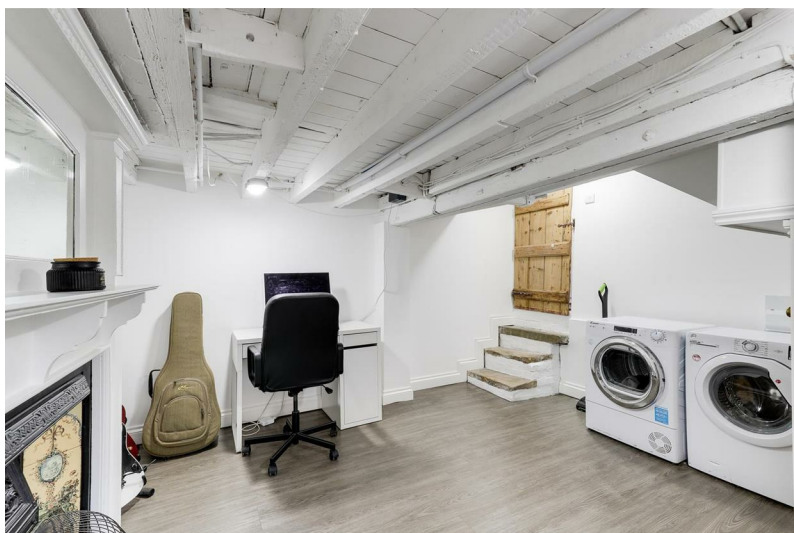
Church Street, Southwell, Nottinghamshire NG25 0HQ

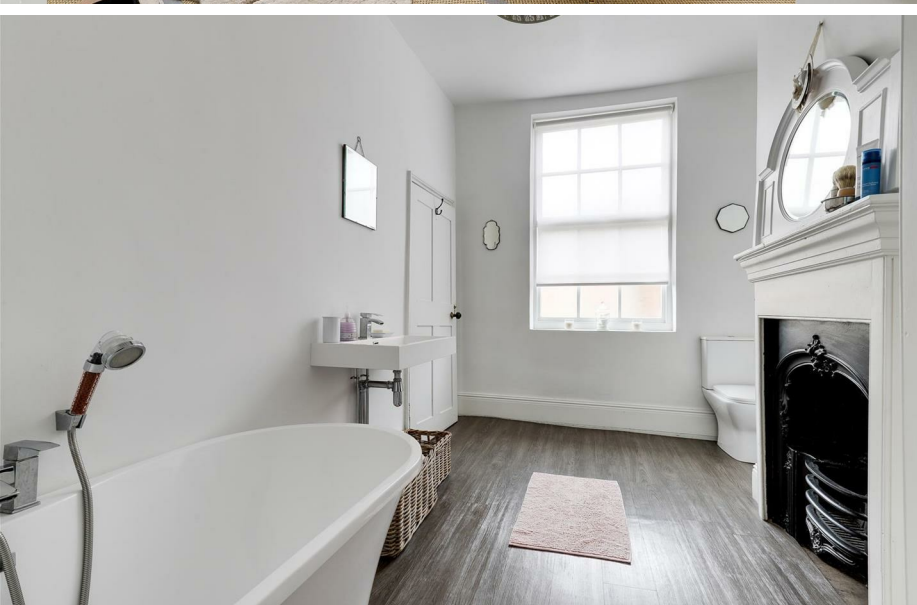


GRADE II LISTED OLD GEORGIAN COTTAGE...

This versatile and charming 2/3- bedroom, 1/2-reception room Georgian cottage - once home to The Master Tailor to Southwell Minster - has been tastefully refurbished to a high standard by a Chartered Surveyor couple. Located in a sought-after village with convenient access to local amenities, the property has a distinctive charm. Upon entering through the lower ground floor, you're welcomed into a spacious utility/office room featuring a striking cast-iron fireplace. Steps lead up to the ground floor, where the former Tailor's shop front now serves as a dining room, also boasting a beautiful cast-iron fireplace. The hallway leads to a modern kitchen, where contemporary features blend seamlessly with original elements like a wooden beam ceiling and another cast-iron fireplace. On the first floor, a large living room/bedroom with yet another cast-iron fireplace continues the theme of traditional elegance, while across the landing, a stylish three-piece bathroom suite combines modern comfort with the cottage's timeless appeal. The second floor houses two well-sized double bedrooms, each with its own cast-iron fireplace, adding character and warmth in addition to a large landing/study area providing flexible additional space. Outside, the property opens directly onto the street, with a small side stone patio space and steps leading to the main Georgian canopy entrance.

MUST BE VIEWED





- Grade II Listed Georgian End Cottage
- Fully Refurbished Throughout
- Three-Storey Historic Property In Historic Town
- Potentially Three Bedroom/One Reception Room or Two Bedrooms/Two Reception Rooms
- Fitted Kitchen
- Utility/Office Room
- Three-Piece Bathroom Suite
- Large Landing/Study Area
- Close To Southwell Minster
- Must Be Viewed





LOWER LEVEL

Utility/Office Room

13*5" x 12*11" (4.10 x 3.95)

The utility/office room has Amtico wood-effect flooring, a decorative feature fireplace, a Belfast sink with a solid wooden worktop and mixer taps, an in-built under stairs cupboard, space and plumbing for a washing machine, space for a tumble dryer, and a single door providing side access.

GROUND FLOOR

Dining Room/Lounge

14*6" x 13*2" (4.44 x 4.03)

The dining room has windows to the front and side elevation, a wrought iron feature fireplace with a decorative surround, Amtico marble-effect flooring, and Georgian panelled door providing access to the ground floor accommodation.

Hallway

The hallway has Amtico marble-effect vinyl flooring, carpeted stairs, and a bespoke Georgian style panelled solid timber main front door to the side elevation.

Kitchen

13*2" x 9*3" (4.02 x 2.82)

The kitchen has a range of bespoke hand made/fitted base and wall units with black Granite worktops, a Belfast sink with Perrin & Rowe mixer tap, space for a large range cooker with a stainless steel splashback and extractor fan, a cast iron feature fireplace with a decorative surround, Amtico wooden flooring, space for a dining table, and a sash style window to the side elevation.

FIRST FLOOR

Landing

7*2" x 5*5" (2.19 x 1.66)

The landing has a sash style window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Living Room/Bedroom Three

14*5" x 13*1" (4.40 x 3.99)

The living room, which could also be used as the third bedroom, has a sash style window to the front elevation, a cast iron feature fireplace with a decorative surround, a decorative original Georgian coving to the ceiling, a wall-mounted heater, and sisal flooring.

Bathroom/WC

13*0" x 8*5" (3.98 x 2.57)

The bathroom/WC has a sash style window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a freestanding bath with central mixer taps and a handheld shower fixture, a cast iron feature fireplace with a decorative surround, a bespoke in-built cupboard, a chrome heated towel rail, an exposed original wooden beam to the ceiling, and Amtico wood-effect flooring.

SECOND FLOOR

Upper Landing/Study Area

8*2" x 5*6" (2.50 x 1.68)

The upper landing/study area has a sash style window to the side elevation, carpeted flooring, and access to the second floor accommodation.

Master Bedroom

14*4" x 13*1" (4.38 x 3.99)

The main bedroom has a sash style window to the side elevation, a wall-mounted heater, a cast iron feature fireplace with a decorative surround, original oak beams to the ceiling, and carpeted flooring.

Bedroom Two

13*0" x 8*3" (3.97 x 2.52)

The second bedroom has two windows to the side elevations, a wall-mounted heater, original oak beams to the ceiling, and carpeted flooring.

OUTSIDE

The front of the property is directly onto the kerb, and to the side, there is a small courtyard with steps leading to the side entrance.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Gas – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Mains Drainage - Yes

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G

Sewage – Mains Supply

Non-Standard Construction – No - Traditional

Other Material Issues – Yes (Grade II listed status Dampness was professionally treated under G*tee by Preserva)

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Church Street, Southwell, Nottinghamshire NG25 0HP

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.