

HoldenCopley

PREPARE TO BE MOVED

Main Street, Caythorpe, Nottinghamshire NG14 7ED

Guide Price £900,000 - £1,000,000

Main Street, Caythorpe, Nottinghamshire NG14 7ED



GUIDE PRICE £900,000 - £1,000,000

BEAUTIFULLY PRESENTED DETACHED CHARACTER COTTAGE...

This picture-perfect three-bedroom detached cottage is a true credit to the current owners, boasting a high standard of presentation throughout and a wealth of characterful features. From exposed beams and brickwork to a farmhouse inspired interior, this home seamlessly blends rustic charm with modern comfort, making it perfect for anyone seeking a move-in ready property. To the ground floor, the accommodation comprises a cosy snug, a spacious living room featuring a striking inglenook fireplace, and a separate dining room, perfect for entertaining. The heart of the home is the shaker style kitchen, complete with an Everhot range cooker and complemented by a large utility room in keeping with the property's style. There is also a glass-roof conservatory, a home office, and a ground-floor shower room, offering a versatile living space. Upstairs, the first floor hosts three generously sized double bedrooms, two of which benefit from built-in wardrobes. The master bedroom enjoys a four-piece en-suite featuring a freestanding bathtub, while the remaining bedrooms are served by an additional modern shower room. Externally, the property stands proudly on a generous and beautifully landscaped plot, accessed via a gated driveway providing off-street parking for up to five vehicles and leading to a detached triple garage with a loft space—ideal for storage. The garden is a standout feature, offering multiple paved patio seating areas, mature trees, well-stocked flower beds, a greenhouse, ponds, and a tranquil stream running alongside the boundary—all set against the backdrop of open fields. This exceptional home offers the perfect blend of character, space, and a desirable setting, making it a unique find and a must see for buyers seeking something special.

NO UPWARD CHAIN





- Detached Cottage
- Three Double Bedrooms
- Farmhouse Style Kitchen With Everhot Range Cooker & Utility Room
- Four Versatile Reception Rooms
- Ground Floor Shower Room
- Four Piece En-Suite & Shower Room
- Gated Driveway & Triple Garage
- Expansive Private Rear Garden
- Beautifully Presented Throughout
- Sought After Village Location





LOCATION

Caythorpe is a small village, offering a peaceful rural lifestyle while remaining within easy reach of Nottingham City Centre, just 10 miles away. The village features a friendly community with local amenities including two pubs, a village hall and a post office. Nearby Lowdham provides additional facilities, including a medical centre and a train station with direct routes into Nottingham. Caythorpe Primary School serves local families, while secondary education is available in neighbouring areas. The village is surrounded by picturesque countryside, offering scenic walking routes and green space, making it ideal for those who enjoy the outdoors. Its combination of rural charm and convenient access to transport links makes Caythorpe an attractive location for families seeking a quieter setting without sacrificing connectivity.

GROUND FLOOR

Snug

12'2" x 12'1" (3.72m x 3.70m)

The snug has a wooden double-glazed window to the front elevation, carpeted flooring, a recessed chimney breast alcove with exposed brick, two built-in display cabinets with storage, partially exposed brick to the walls, wooden beams to the ceiling and a single wooden door providing access into the accommodation.

Living Room

32'11" max x 15'4" (10.04m max x 4.68m)

The living room has a wooden double-glazed bow window to the side elevation, wooden double-glazed windows to the side and rear elevation, carpeted flooring and stairs, a inglenook fireplace with exposed brick, a wooden mantle, built-in display shelving with a TV cabinet, two column radiators, partially exposed brick to the walls, wooden beams to the ceiling, recessed spotlights and wooden French doors providing side access.

Dining Room

14'7" x 11'8" (4.45m x 3.56m)

The dining room has a wooden double-glazed window to the rear elevation, timber flooring, a recessed chimney breast alcove with exposed brick and a brick hearth, a column radiator, wooden beams to the ceiling, a recessed spotlight and open access into the conservatory.

Conservatory

15'0" x 11'1" (4.58m x 3.38m)

The conservatory has wooden double-glazed windows to the front and side elevations, terracotta tiled flooring, exposed brick walls, a glass roof and two sets of wooden French doors providing access out to the front.

Rear Hall

10'4" x 3'11" (3.16m x 1.21m)

The rear hall has timber flooring, a column radiator, spotlights and wooden French doors providing access out to the garden.

Breakfast Kitchen

18'9" x 9'10" (5.74m x 3.01m)

The breakfast kitchen has a range of shaker style base and wall units with Granite worktops and a tiled splashback, a Everhot Range cooker, a Belfast double sink with a swan neck mixer tap, a Neff American style fridge-freezer, timber flooring, space for a dining table, spotlights and wooden beams to the ceiling and wooden double-glazed windows to the side and rear elevations.

Utility Room

11'1" x 11'11" (3.65m x 3.64m)

The utility room has a range of shaker style fitted base and wall units with worktops and a tiled splashback, an integrated wine fridge and dishwasher, a Belfast sink with a swan neck mixer tap, a Samsung washing machine and tumble dryer, timber flooring, a carpeted stairs runner, wooden beams to the ceiling and a wooden double-glazed window to the front elevation.

Entrance

12'0" max x 6'4" (3.66m max x 1.95m)

The entrance has timber flooring, a fitted coat unit, recessed spotlights and single wooden doors to the front and the rear.

Home Office

16'9" max x 12'9" (5.12m max x 3.91m)

The home office has wooden double-glazed windows to the front and rear elevations, carpeted flooring, a fitted desk with storage and shelving, a recessed alcove, recessed spotlights, wooden beams to the ceiling and access into the loft.

Shower Room

9'4" x 5'2" (2.85m x 1.58m)

The shower room has a low level flush W/C, a countertop wash basin, a walk in shower with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a wooden double-glazed obscure window tot he front elevation.

FIRST FLOOR

Landing

3'2" x 2'6" (0.97m x 0.77m)

The landing has a wooden double-glazed window to the front elevation, carpeted flooring, access into the loft and provides access to the main bedroom.

Main Bedroom

23'5" max x 15'3" (7.16m max x 4.67m)

The main bedroom has wooden double-glazed windows to the side and rear elevations, carpeted flooring, two column radiators, three built-in wardrobes, recessed spotlights, wooden beams to the ceiling and access into the en-suite.

En-Suite

15'1" max x 10'2" (4.62m max x 3.12m)

The en-suite has a low level flush W/C, a wall-mounted vanity wash basin, a walk in shower with a mains-fed over the head rainfall shower and a hand-held shower, a freestanding double ended bathtub, tiled flooring, partially tiled walls, two chrome heated towel rails, built-in glass shelving, a built-in cupboard with double doors, an electric shaving point, recessed spotlights, an extractor fan, built-in ceiling speakers, access into the loft and a wooden double-glazed window to the side elevation.

Landing

13'0" x 2'9" (3.97m x 0.86m)

The landing has a wooden double-glazed window to the side elevation, carpeted flooring, a recessed spotlight and provides access to the remaining bedrooms.

Bedroom Two

12'11" x 10'7" (3.96m x 3.24m)

The second bedroom has a wooden double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in double wardrobe.

Bedroom Three

11'11" max x 11'2" (3.64m max x 3.42m)

The third bedroom has wooden double-glazed windows to the front and side elevations, carpeted flooring, a radiator, a built-in cupboard and eaves storage.

Shower Room

9'6" x 6'11" (2.92m x 2.11m)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and waterproof wall panels, a chrome heated towel rail, wooden beams to the ceiling, recessed spotlights, an extractor fan and a wooden double-glazed window to the side elevation.

OUTSIDE

Outside there is a driveway with gated access for up to five vehicles, a detached triple garage with a loft space, a paved patio seating area, a pond, a further paved patio seating area with wooden shelter with a pitched roof, a lawn, various plants, including flower beds and shrubs, mature trees, a greenhouse, a garden arbour with a bench, a further pond and a stream running alongside the property.

Garage One

18'2" max x 16'7" (5.55m max x 5.06m)

The garage has a window to the side elevation, lighting, power points, a single door into garage two, stairs up to the loft space and an electric garage door.

Garage Two

17'8" x 10'10" (5.40m x 3.31m)

The garage has lighting, a single door into garage three and an electric garage door.

Garage Three

17'8" x 12'11" (5.40m x 3.95m)

The garage has a window to the side elevation, lighting, power points and an electric garage door.

Loft Above Garage

41'2" x 17'8" approx (12.57m x 5.40m approx)

The loft has lighting and is boarded.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

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

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.

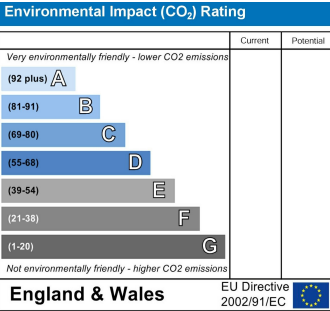
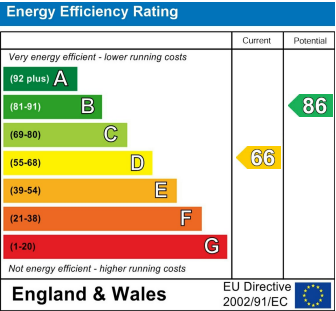
The vendor has advised the following:

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.



Main Street, Caythorpe, Nottinghamshire NG14 7ED

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.