



Mill View Cottage | Main Street | Upton | NG23 5TE

£765,000

FENTON JONES

## Key features

- Cottage charm combined with contemporary space
- Benefitting from an architect designed extension and remodel
- Deceptively spacious property - over 240m<sup>2</sup> of living space
- Open plan kitchen/ dining/ living space with log burner
- 5 bedrooms including master suite
- Potential ground floor annex
- Lovely outdoor space with rural outlook
- Situated in the popular village of Upton - 2 miles to Southwell, 5 miles to Newark
- Minster School catchment

## Description

A charming period cottage with an unexpected twist: the perfect example that you can't always judge a book by it's cover.

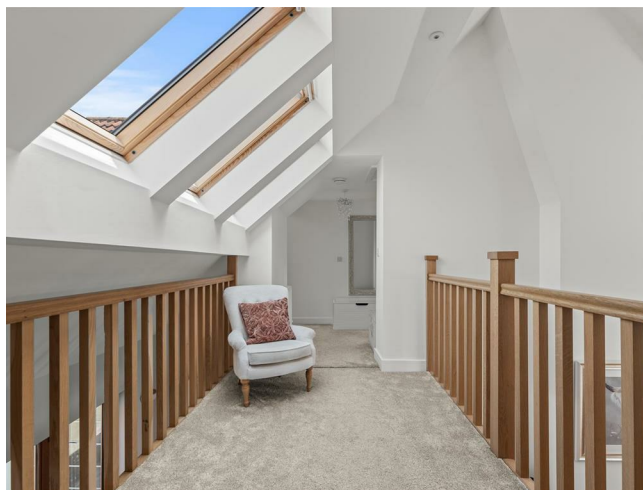
This beautiful home was originally two semi detached cottages that have been combined and extended to create a unique five bedroom home which marries period character with contemporary open plan living. This property retains it's traditional charm with exposed brick walls, log burning stove and farmhouse style, wooden kitchen whilst also feeling modern, spacious and light filled.

As you approach this beautiful period property you are expecting to open the door and be greeted by beamed ceilings and cosy cottage rooms instead the front door opens into a stunning double height entrance hall with a beautiful oak staircase, cathedral ceiling and galleried landing. Downstairs, the architect designed extension has provided a spacious open plan kitchen, dining and living area as well as a utility room and home office. To the other side the extension has added a playroom, shower room and double bedroom which could work as an independent annex.

Upstairs there is a fabulous master suite with Juliet balcony and attractive cathedral ceiling. There is also a dressing room and ensuite. There are 2 further spacious double bedrooms, a great family bathroom and a single bedroom/study.

To the rear there is a private and secure garden that includes a generous stone patio as well as a lawned area, double garage and ample parking.

This gorgeous house is positioned in the popular village of Upton which benefits from being in the beautiful countryside as well as being only 2.5miles from the facilities of Southwell and 5 miles to Newark. Southwell has very highly regarded schooling for all ages and children from the village regularly go to these schools. Newark has excellent shopping facilities including a Waitrose supermarket and a regular train service to London Kings Cross.



#### Entrance Hallway 7.2m x 3.5m

An absolutely stunning entrance that is so much more than just a hallway.

As you enter through the solid wood front door with windows to either side, you are immediately struck by the feeling of space and light. The double height cathedral style ceiling with a cottage style window to the front and three large velux windows flood this room with natural light. The solid wood floor, wall of wooden bifold doors to the rear and double sided log burner through to the kitchen add a warming traditional tone to this open contemporary entrance. There is an imposing oak dogleg staircase which opens onto a beautiful galleried landing above. There is a double doored cloakroom cupboard with further storage underneath the stairs. Doors off to the kitchen dining room and sitting room.

#### Sitting Room 5.2m x 3.6m

A gorgeous room to cosy down in after a busy day. With windows to the front and side of the house and an open doorway through to the playroom.

#### Playroom 3.4m x 2.1m

A multifunctional space, currently used as a playroom and gym area. With window to the side of the property and door through to the shower room and bedroom 5.

#### Shower room 3.4m x 1.4m

With tiled floor and a large walk in shower to one end. Sink and toilet in vanity unit and frosted window out to the rear patio. Door through to bedroom 5.

#### Bedroom 5 3.4m x 2m

A double bedroom with window to the side and partially glazed door which open out onto the rear patio.

#### Kitchen 4.3m x 4m

To one end of this spacious open plan kitchen, dining and living space is the contemporary cottage style kitchen with exposed brick wall, painted wooden cabinets, solid wood countertop and a Rangemaster cooker with gas hob. There is a large contrasting coloured central island with breakfast bar seating to one side and additional storage and integrated dishwasher to the other. There is a single Belfast sink in the central island. With tiled floor and two sets of french doors out to the rear patio.

#### Dining and Living Area 5.1m x 4.8m

To the other end of the room is the dining and living area with space for a large dining table and chairs and a cosy spot for a sofa in front of the double sided log burner, exposed brick fireplace and rustic wooden mantle. Window out to the front of the property.

#### Utility Room 2.8m x 2.6m

Fitted with the same wooden units as in the kitchen. There is an integrated washing machine, space for a tumble dryer, additional cupboard space and a large double unit to the end which houses the boiler and water tank. There is a solid wood countertop with ceramic sink. This room has a tiled floor, window to the patio, two velux windows and doors to the side of the property and through to the home office.

#### Home Office 2.9m x 2.6m

A lovely office space with cathedral ceiling and 2 velux windows, window to the rear of the property and partially glazed door onto the rear patio.

#### Stairs to First Floor







**Galleried Landing 7.2m x 1.5m**

A dramatic galleried landing with views over the entrance hall and out of the window to the open fields beyond. Doors off the master suite, bedrooms and bathroom.

**Master Bedroom 3.9m x 3.4m**

A stylish master suite with a beautiful vaulted ceiling. The room is flooded with light from the 2 velux windows, window out to the patio and a Juliet balcony with french doors looking out over the rear garden. There are wooden plantation shutters to the window and french doors. Door through to the dressing area.

**Dressing Room 2.2m x 1.5m**

With two large built in wardrobes. Window to the side of the house with wooden plantation shutter. Door through to the ensuite.

**Ensuite 2.9m x 2m**

Fully tiled ensuite with freestanding roll top bath, walk in rainfall shower and victorian style sink and toilet. Frosted window to the side of the property.

**Bedroom 4 3.3m x 2m**

With window to the front of the property and large inbuilt storage cupboard.

**Bedroom 2 3.4m x 3.4m**

Double bedroom with window to the front.

**Bedroom 3 4.1m x 3.5m**

Double bedroom with two windows out to the rear patio and a Juliet balcony with french doors looking out over the rear garden.

**Main Bathroom 3.8m x 2.2m**

Tiled bathroom fitted with a large walk through shower on a raised plinth, bath, sink and toilet. Frosted window to the side of the property.

**Outside & Garden**

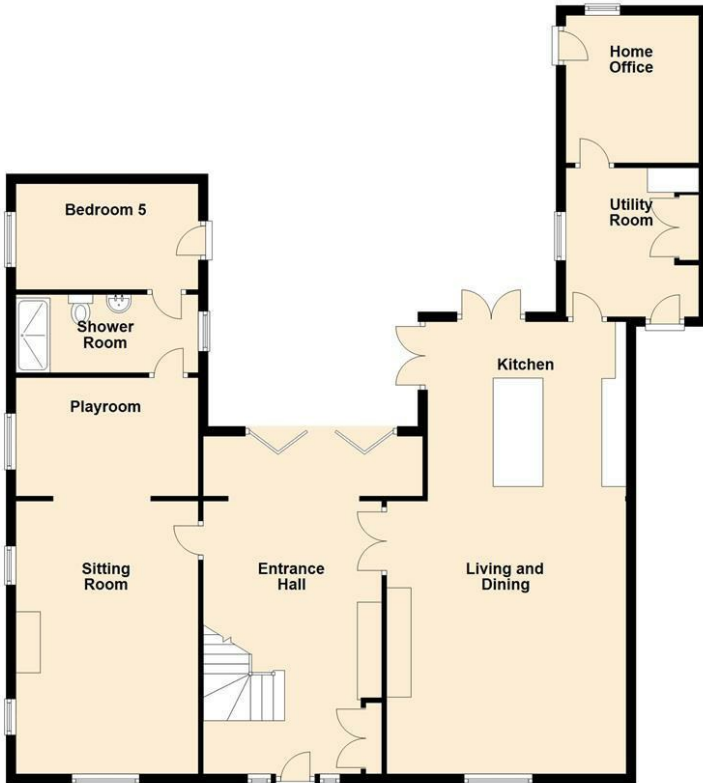
To the front of the property there is a brick walled boundary with two pedestrian gates, one to the front and one to the side door to the house.

To the rear there is a gated gravel driveway which leads up to the double garage, with wood effect up and over door, and standing for several vehicles.

There is a large flagstone patio area, a fabulous spot for entertaining friends and family. The private fully fenced garden has a large lawned area which is bordered with a host of established plants and trees.

# Floor plans


**Ground Floor**  
Approx. 132.5 sq. metres (1425.7 sq. feet)



**First Floor**  
Approx. 109.0 sq. metres (1173.5 sq. feet)



Total area: approx. 241.5 sq. metres (2599.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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