



1 | Lindum Cottages, Main Street | Hoveringham | NG14 7JT

£375,000

FENTON JONES



## Key features

- Beautiful country cottage in the lovely village of Hoveringham
- Fully modernised but still retaining all of it's original charm
- An abundance of period features
- 2 beds and study
- Gorgeous private garden overlooking parkland
- Parking for 2 cars
- Popular village with local pub

## Description

1 Lindum Cottage is a beautiful country cottage set in an idyllic setting in the centre of Hoveringham, a tranquil and picturesque Trent Valley village. The property has been sympathetically modernised to a high standard over recent years to create a gorgeous, ready to move into home.

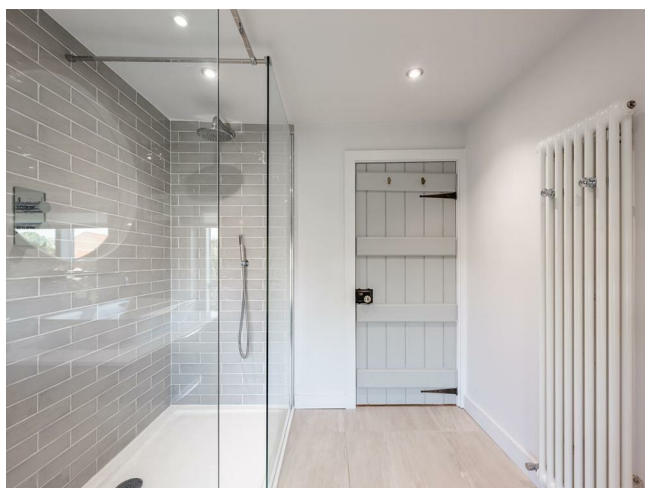
You enter the cottage through a beautiful porch that has the most lovely stained glass windows and sets the tone for the rest of the property. The sitting room has a log burner and beamed ceilings so is the perfect place to get cosy in an evening. The kitchen diner is the epitome of a country kitchen flooded with light and equipped with solid wood cupboards and worktop, a Belfast sink and stylish travertine flooring. There is also a downstairs study and useful pantry.

Upstairs there is good sized master bedroom and another light filled double room. There is a generous, fully modernised shower room with underfloor heating. All the rooms have a lovely outlook onto the private garden and then open parkland.

The garden is to the front of the property and it has been thoughtfully designed by the current owners to create a beautiful cottage garden stocked with established plants and shrubs as well as those all important home grown flowers. There are several private seating areas which are the perfect spot to sit and enjoy this gorgeous garden.

Hoveringham is a popular village conveniently located between Lowdham and Southwell but far enough off the main road to not attract passing traffic. There is a strong community within the village as well as an excellent pub, cricket club and play park. There is a nearby train stations within walking distance with trains that run directly to Nottingham and Newark where you can pick up the high speed London train.

If you are looking for an easy move into a beautiful character property in a friendly village then this may be for you.



#### Porch

4'7" x 4'3"

A charming country cottage porch with a part glazed front door opening into a glazed porch with beautiful stained glass windows on both sides. There is coir flooring and a wood panelled vaulted roof.

From here there is a doorway opening into the hall with the stairs in front of you, the sitting room to the right and the study and kitchen diner to the left. There is sisal flooring through the sitting room, entrance hall and study as well as upstairs.

#### Sitting Room

11'9" x 10'9"

A cosy room with a cream log burner sitting on a stone hearth surrounded by a period fireplace with a mantle shelf over. There is a stylish panelled wall and painted beamed ceiling as well as a traditional style column radiator. There are windows to the rear and to the front overlooking the beautiful front garden.

#### Study

11'9" x 5'10"

A room full of character with a front window as well as a beamed ceiling, traditional column radiator and built in arched bookcase. There is a traditional wooden latch door to an understairs pantry with a window, open shelving and space for a freezer.

#### Kitchen Diner

14'5" x 11'9"

A lovely kitchen flooded with light from the windows on 3 sides. There are bespoke wooden painted units with solid wood countertops and a traditional style Belfast sink as well as a glass wall display cupboard and open shelving. There is an integrated fridge and space for a washing machine. The original chimney has inset space for a range cooker and an over mantle shelf. The floor is laid with beautiful travertine tiles. At one end of the room there is a panelled wall creating a perfect space for a table and chairs. The ceiling is beamed and there is a traditional column radiator. This room benefits from underfloor heating.







#### Landing

The landing runs along the back of the house and has a small window. All of the upstairs rooms have traditional wooden doors.

#### Bedroom 1

14'5" x 11'9"

A charming good sized main bedroom with windows to 3 sides as well as a built in bookcase. There are views to the front over the park and garden.

#### Bedroom 2

11'9" x 10'9"

A double bedroom with sliding sash windows on both sides. Views over the garden and park.

#### Shower room

8'2" x 6'6"

Beautifully modernised bathroom with underfloor heating and porcelain tiled floor, The Villeroy & Boch sink is set in a quartz countertop. There is a generous walk in shower cubicle with both rainfall and hand held showers. There is a large airing cupboard with the Worcester boiler as well as plenty of shelving

#### Garden

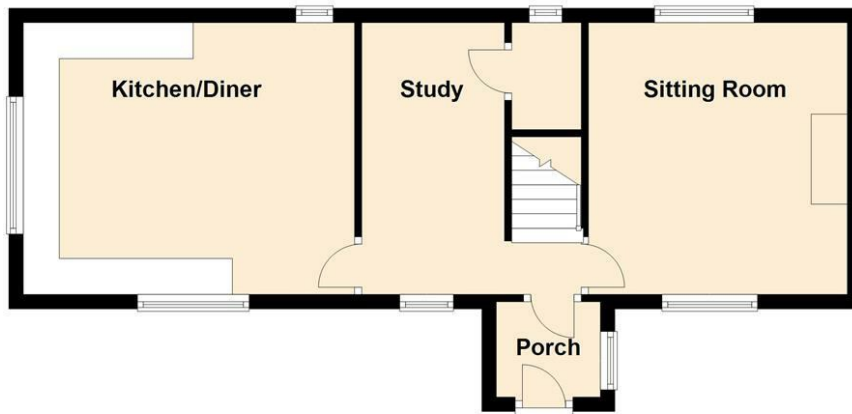
The garden is fully enclosed by a fence and hedge and it is accessed through a pedestrian wrought iron gate. There are gravelled paths leading through the many established beds to a charming private brick patio area surrounded by cottage style borders. There is a second seating area in front of the house.

There is a pretty wooden shed with a shingled roof as well as a greenhouse.

There is private parking for 2 cars on the driveway.

**Ground Floor**

Approx. 45.2 sq. metres (486.1 sq. feet)



**First Floor**

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 sq. feet)

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>80</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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