



## 1 CHURCH LANE WORKSOP, S81 9EH

**£155,000**  
**FREEHOLD**

This charming and quirky 1700s cottage is nestled in the historic heart of Carlton-in-Lindrick, a village recognised as part of the National Heritage. Beautifully presented throughout, the property boasts a characterful living room with original ceiling beams, natural wood flooring, and a striking wooden fireplace. The well-equipped kitchen features a Belfast sink, integrated appliances, and rustic beams, adding to the cottage's traditional appeal. Upstairs, there are two double bedrooms, one currently used as a dressing room, along with a luxurious bathroom complete with a freestanding claw bath. Full of period charm yet offering modern comforts, this unique home is a rare gem in a highly sought-after location.

No upper chain

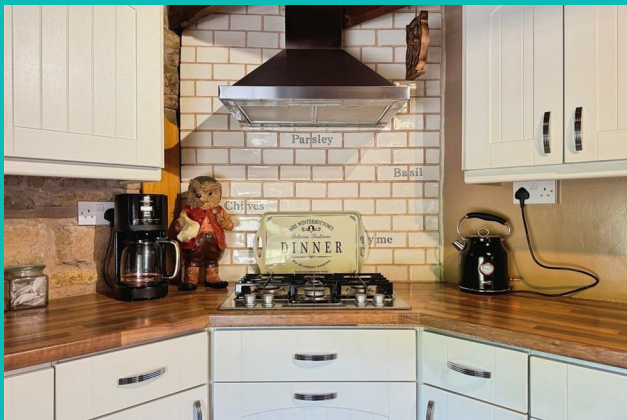
**Kendra  
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# 1 CHURCH LANE

• Quirky 1700s cottage located in the historic heart of Carlton-in-Lindrick. • Recognised as part of the National Heritage, offering charm and character. • Beautifully presented throughout with a blend of period features and modern comforts. • Characterful living room with original ceiling beams, natural wood flooring, and a striking wooden fireplace. • Well-equipped kitchen featuring a Belfast sink, integrated appliances, and rustic beams. • Two double bedrooms, one currently used as a dressing room. • Luxurious bathroom suite with a freestanding claw bath and stylish fittings. • Original features throughout, including exposed beams and cast-iron style radiators. • Situated in a highly sought-after location, offering a rare opportunity to own a piece of history.



## LIVING ROOM

Featuring a side-facing composite stable door leading into this charming and well-appointed living room, beautifully decorated with side-facing UPVC double-glazed windows. A cast-iron style central heating radiator provides warmth, while a large under-stairs storage cupboard offers practicality. The ceiling boasts beautiful beams and recessed downlights, complementing the natural wood flooring. A staircase leads to the first-floor landing and provides access to the stunning kitchen. The focal point of the room is a striking wooden fireplace with a tiled hearth and inset, housing an electric log-burning effect fire.

## KITCHEN

A high-quality kitchen fitted with a range of wall and base units, complete with complementary work surfaces incorporating a Belfast ceramic sink with a mixer tap. Integrated appliances include an electric oven, a four-ring gas hob with an electric extractor fan above, a fridge and freezer, as well as plumbing for an automatic washing machine. The walls are partly tiled, and the flooring is finished with tiles. Front and side-facing UPVC double-glazed windows provide natural light, while a cast-iron effect central heating radiator and ceiling beams add to the character.

## FIRST FLOOR LANDING

The landing features a rear-facing UPVC double-glazed window, an over-stairs storage cupboard, and doors leading to two double bedrooms and the bathroom suite.

## BEDROOM ONE

A delightful bedroom with a front-facing UPVC double-glazed window, a cast-iron style central heating radiator, and fitted wardrobes along one wall housing a wall-mounted combination central heating boiler.

## BEDROOM TWO

An attractive second double bedroom, currently used as a dressing room, featuring two side-facing UPVC double-glazed windows. Beautifully decorated and well-appointed, it includes a cast-iron style central heating radiator and natural wood flooring.

## BATHROOM SUITE

A luxurious white suite comprising a freestanding claw bath with a shower mixer tap, a pedestal hand wash basin, and a low-flush WC. The walls are partly tiled, and the floor is finished with tiles. Additional features include a chrome towel radiator, an access hatch to the loft space, and a side-facing obscure UPVC double-glazed window.

## AGENTS NOTE

This stone built cottage has been sympathetically renovated throughout including fitted double windows and barn style door, just two years ago.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 585.10 sq ft

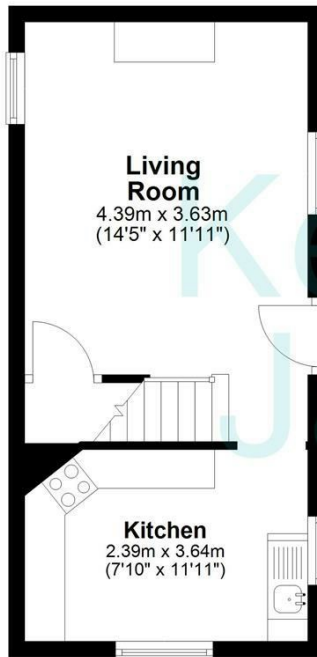
**Tenure** – Freehold





## Ground Floor

Approx. 27.6 sq. metres (297.6 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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