



## Eagle House, Main Street

Fiskerton, Southwell, NG25 0UL

**£350,000**

Stunning Grade II listed end terrace cottage which was once the village public house having the additional benefit of riparian mooring and fishing rights with pontoon being located in the popular Trent Valley village of Fiskerton. Delightful water front location with views beyond over open fields this unique home offers cleverly extended accommodation including, open plan kitchen/diner, inner hall, ground floor double bedroom with en-suite shower room and bathroom. First floor, lounge with bay window offering views over the River Trent and beyond, Bedroom two. Outside, private parking for two cars with separate annex including car port, studio/gym and store which offers scope as office space or flexible workshop space. To the front of the property the Trent side path leads to a private pontoon which has riparian mooring and fishing rights.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – Exempt.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Munds.

**LOCATION**

Eagle House offers superb views over the River Trent and Trent Valley beyond, with Main Street situated just to the rear of the property offering a pleasant walk down to the river. The nearest primary school is Bleasby C of E and the Minster School in Southwell is the nearest secondary school. Bleasby is just under 2 miles away, Southwell just under 3 miles, Newark just under 5 miles. Newark offers direct rail link to London Kings Cross with journey times of times of approx. 80 minutes.

Access is gained via a private road (Anchordown)





Main entrance door leads to;

**Open Plan Kitchen Diner**

4.42m x 3.94m (14'6" x 12'11") Tastefully extended offering a range of handmade wall and floor units, Caple undermounted sink, granite worksurfaces (Everhot oven with induction hob available by separate negotiation) Neff integrated fridge freezer and dishwasher, pantry cupboard with shelving, vertical radiator, tiled floor, two Velux and one double glazed window to the rear

**Inner Hallway**

Stairs off to the first floor, coved ceiling, cupboard housing electric circuit board for the main house and annex with wiring for generator, tiled floor, radiator



**Bathroom**

3.00m x 1.70m (9'10" x 5'7") Fitted suite comprising panelled bath with shower over and side screen, low flush wc, pedestal wash hand basin, heated towel rail, tiled floor and splash tiled surround, beamed ceiling, understairs cupboard housing plumbing for washing machine

**Master Bedroom**

3.81m x 3.78m (12'6" x 12'5") Bay fronted Sash window to the front with blinds, mirror fronted wardrobe and two further cupboards/wardrobes, door leads to the front of the property



**En Suite**

3.00m x 0.91m (9'10" x 3') Mira shower with tiled surround, pedestal wash hand basin, low flush wc, tiled floor, cupboard housing Combi central heating boiler

**First Floor Landing**

Doors off to:-

**Lounge**

4.42m x 4.27m (14'6" x 14') Large Sash Bay window offering views over the River Trent and countryside beyond with blinds, radiator, gas fire, recessed cupboard

**Bedroom Two**

3.45m x 2.90m (11'4" x 9'6") Sash window to the rear, radiator

**Outside**

Tarmac hardstanding for two cars, rear annex which would be an ideal studio/workshop/gym measuring 15'0" x 10'0". Further carport (16'5" x 10'3") and store area to the rear all with power and light. Delightful cobbled front garden with flower/shrub beds and borders. The rear garden is private and peaceful with a decked area, raised flower beds, water feature and outside lighting.





Riparian Mooring/Fishing rights come with electric and water to a floating pontoon having a metal frame. Boat is available by separate negotiation

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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

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2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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GROUND FLOOR  
933 sq.ft. approx.

1ST FLOOR  
325 sq.ft. approx.



TOTAL FLOOR AREA - 825sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is as to their operability or efficiency can be given.  
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