



The Dovecote, Top Street, Elston Newark, NG23 5NP

£525,000

Situated in a private position just off Top Street, The Dovecote is a delightful character property located within this popular residential village approximately 1 mile from the A46. Retaining all the charm and character of a property of this period and tastefully extended and modernised, the accommodation comprises entrance hall, lounge/bedroom 3, family room, breakfast kitchen, shower room and bedroom. To the first floor is a landing/office space, master bedroom and bathroom. The property has recently been extended to add a delightful, light and airy family room and as part of the planning, permission was also granted for a two bay garage, this planning is therefore extant. Outside there is a private and well stocked garden with lawn, large pond and gravelled driveway providing parking for 5-6 cars, timber shed, summer house and a York stone terrace with canopy. E.P.C rating C. No upward chain.



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SERVICES

All mains services available.
Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

NOTE - The Dovecote is sited within the former curtilage of The Old Ale House which is Grade II listed and so it is listed by association.





ACCOMMODATION

ENTRANCE HALL

With hardwood entrance door to the entrance hall with a staircase to the first floor accommodation, radiator, window to the front aspect, wall lights, double glazed double door to the rear patio area and door to the family room.

HALLWAY

With access to the breakfast kitchen.

FAMILY ROOM

9' 2" x 18' 6" (2.79m x 5.64m) A light and airy room with beamed ceiling, roof light, Bi-folding doors to the private patio area and underfloor heating.

LOUNGE/BEDROOM 3

10' 5" x 11' 9" (3.18m x 3.58m) With feature brick fireplace with inset and surround, wooden mantel, recess log burner, tiled hearth, multi-beams ceiling, wall lights, radiator and window to the front aspect.

BREAKFAST KITCHEN

14' 2" x 11' 5" (4.32m x 3.48m) With windows to the front and rear aspects, ample wall and floor mounted units with granite work surfaces over and splashback, central island offering additional cupboards and a breakfast bar, under surface lighting, Hotpoint integrated washing machine, Bosch integrated dishwasher, inset Blanco sink, space for a fridge freezer, Hotpoint combi oven, Neff electric oven, inset induction hob, additional gas hob, tiled floor with underfloor heating and a downstairs storage cupboard.

INNER HALLWAY

With storage space, opaque window to the rear aspect, beamed ceiling and tiled floor with underfloor heating.

BEDROOM 2

9' 8" x 11' 2" (2.95m x 3.4m) With window to the front aspect, opaque window to the rear aspect, beamed ceiling and radiator.

SHOWER ROOM

4' 8" x 7' 1" (1.42m x 2.16m) With corner shower cubicle, low level WC, wash hand basin, tiled flooring, radiator and beamed ceiling.

FIRST FLOOR LANDING

6' 7" x 11' (2.01m x 3.35m) Open plan landing with opaque window to the rear aspect, beamed ceiling, double landing cupboard and space for office desk.



BEDROOM 1

12' 9" x 9' 7" (3.89m x 2.92m) With high level windows to the front and side aspects, both of which are set into the original pop holes of the dovecote, two radiators, vaulted beamed ceiling and an ample range of fitted wardrobes and cupboards.

BATHROOM

7' 0" x 10' 9" (2.13m x 3.28m) With Velux window to the front aspect, panel bath with shower over and side screen, low level WC, pedestal wash hand basin, splashback tiling, tiled flooring, towel rail, shaver point and an airing cupboard housing Vaillant combination boiler and shelving.



OUTSIDE

The dovecote is tucked away in a private quiet location just off Top Street and is approached via a shared drive which runs round to the property. The double gates open to the large gravelled driveway offering parking for numerous vehicles. It should be noted that extant planning permission has been granted for the construction of a garage to the right hand side of the gravelled driveway if required (for further information please see additional notes below). A lawned garden with well stocked flower/shrubs beds and borders, a variety of established trees, large pond with a waterfall, a gravelled pathway leads to the front of the property which has well stocked flower/shrub borders, a gravel pathway leads to the York stone private patio area just off the family room, which has a manual canopy over the bi-folding doors, external light and power and a summer house with power (included in the sale).



ADDITIONAL NOTE - GARAGE PLANNING PASSED

Plans have been passed for the construction of a detached garage and as this was part of a further extension to the property which is now completed the planning is extant. Ref - 18/00079/FUL - Householder application for proposed single storey pitched roof extension with part lean-to/part flat roof link extension to Dovecote, Erection of two bay garage. 18/00080/LBC - Proposed single storey pitched roof extension with part lean-to/part flat roof link extension to Dovecote, Erection of two bay garage.





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NOTE

1. None of the services or equipment have been checked or tested.
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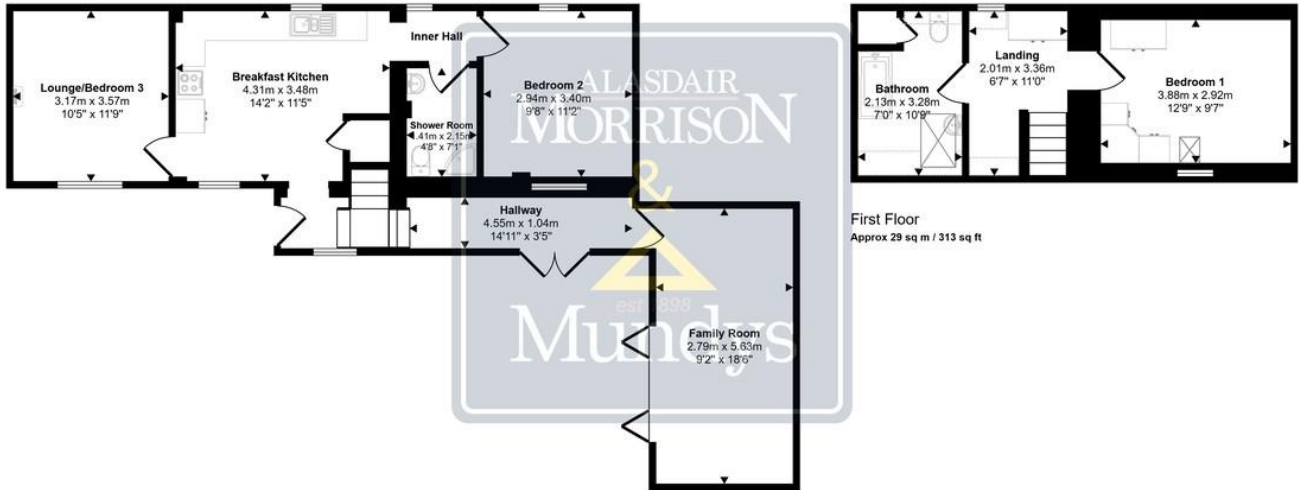
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Approx Gross Internal Area
100 sq m / 1077 sq ft



Ground Floor
Approx 71 sq m / 764 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

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