



Colley Cottage, High Street ,
Gringley-On-The-Hill, DN10 4RG



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£290,000

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This beautifully presented three-bedroom terraced home is located in the Conservation Area of the sought-after village of Gringley-on-the-Hill, North Nottinghamshire. Dating back to around 1750 with later Victorian additions, the property combines historic character with modern comfort in a peaceful rural setting.





Arranged over two floors, the home offers a cosy living room ideal for relaxation and a spacious kitchen diner designed for everyday living and entertaining. Upstairs, there are three bedrooms, all enjoying scenic countryside views, and a modern family bathroom. Outside, a private tiered garden with two terraces provides space for outdoor leisure, and street parking is available nearby.

The property has undergone a complete "bare brick" renovation in recent years, including a new roof structure and tiling. The exterior features a durable lime-based render, complemented by stone window sills and decorative brickwork. Inside, everything is new—windows, flooring, heating, plumbing, electrics, and the boiler. Oak doors throughout add a stylish touch, alongside a bespoke solid oak staircase. The ground floor benefits from underfloor heating with additional electric heaters, while the upper floor uses radiators, with both levels individually controlled. Modern features include TV points and USB sockets in all main rooms, dimmable LED lighting, mains fire detection, and automatic exterior lighting.

With no upward chain, the purchase process should be straightforward. The property is offered on a freehold basis and has an EPC rating of C.

Gringley-on-the-Hill is a quiet rural village known for its attractive countryside and welcoming community. It offers convenient

access to amenities in Gainsborough, Bawtry, and Retford, which has mainline rail links to London and the North. The village itself has a pub with dining, a thriving junior school, a church, and a community centre.

Lounge

3.02m x 3.4m (9'11" x 11'2")

Double-glazed sash window to the front, with supplementary double glazed window, electric log burner with mantle and surround, carpeted flooring, and TV point. Half-glazed oak doors lead up one step to the kitchen diner.

Kitchen Diner

3.56m x 7.06m (11'8" x 23'2")

Dual-aspect windows, partial island with seating, five-ring induction hob, double electric oven, integrated dishwasher, and space for washing machine and fridge/freezer. French doors open to the rear patio. Oak staircase with inset LED lighting leads to the first floor.

Downstairs W.C

Includes a vanity unit with wash basin, mixer tap, and dual-flush W.C.

Bedroom One

3.65m x 2.43m (12'0" x 8'0")

Dual-aspect windows, radiator, TV point, and storage cupboard.

Bedroom Two

2m x 2.74m (6'7" x 9'0")

Two sash-style windows, radiator, TV point, and loft access.



Bedroom Three

3.02m x 3.44m (9'11" x 11'4")

Rear-facing windows, Velux roof light, feature radiator, and loft access.

Bathroom

1.57m x 1.69m (5'2" x 5'6")

Velux window, panel bath with shower, heated towel rail, vanity unit, and dual-flush W.C.

Gardens and Grounds

The front garden is a small courtyard with gravel and a stepped path, lit by automatic coach lamps. The south-facing rear garden enjoys sunlight throughout the day and features a tiered layout with an Indian sandstone patio, decorative paving, and a lawned upper terrace with raised borders, secondary patio area and fencing for privacy. External power, water supply, and lighting are provided.

Services

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

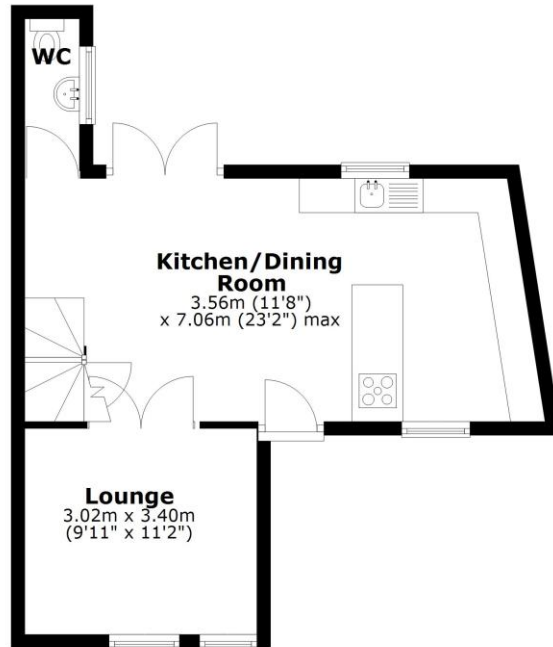




Floorplan

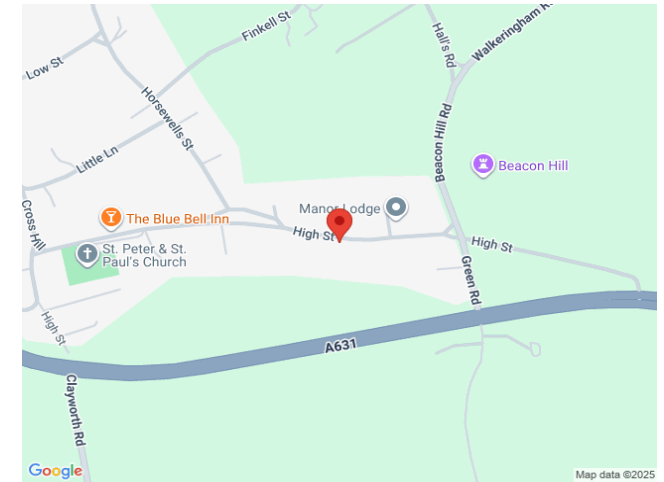
Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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