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**MORRISON**

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LOCAL AGENT

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Putting you and your property first



**RACECOURSE FARM, STATION ROAD, ROLLESTON,  
NG23 5SE**

**£500,000**







Delightful English Farmhouse cottage dating back to around 1770, lovingly modernised and maintained by the present owner in the heart of this popular Trent Valley Village. Overlooking Rolleston Holy Trinity Church and within 500 metres of Southwell Racecourse, within easy access to Southwell and Newark the property offers the peace and tranquility of village life with facilities and amenities close at hand. The property, which has many original features, offers accommodation including living room, dining room, garden room, kitchen/diner, shower room, office, master bedroom with ensuite, two further bedrooms and bathroom. Totally enclosed and private cottage garden, mainly lawn with flower/shrub beds, established trees, two summer houses, Breeze house garden building and greenhouse.

The Dovecote offers one bedroom with ensuite and has previously been used as a bed and breakfast. Parking is available for numerous vehicles to the rear of the property.





hardwood door to;

### **LIVING ROOM**

18' 1" x 11' 7" (5.51m x 3.53m) coal effect gas fire with brick surround and tiled hearth, beamed ceiling, corner store room/wine store, radiator, double glazed window to the front, double glazed double doors to;

### **GARDEN ROOM**

14' 3" x 9' 3" (4.34m x 2.82m) Hitachi air conditioning unit, brick base with double glazed window to the rear overlooking the garden, double glazed double doors to the rear



### **DINING ROOM**

14' 10" x 14' 4" (4.52m x 4.37m) coal effect gas fire with brick surround and tiled hearth, beamed ceiling, double glazed window to the front, radiator, door to the inner hall and stairs

### **INNER HALLWAY**

understairs storage, tiled floor, radiator

### **SHOWER ROOM**

6' 0" x 5' 10" (1.83m x 1.78m) electric shower and cubicle, low flush wc, pedestal wash hand basin, heated towel rail, double glazed window to the rear



### **REAR PORCH**

tiled floor, double glazed window to the rear, double glazed door to the rear

### **OFFICE**

7' 10" x 6' 0" (2.39m x 1.83m) tiled floor, radiator, double glazed window to the rear

### **DINING KITCHEN**

14' 1" x 11' 6" (4.29m x 3.51m) fitted with ample wall and floor units, Belfast sink with wooden worksurfaces, electric/gas Rangemaster with extractor over, Ideal Classic central heating boiler, integrated dishwasher, washing machine and fridge, tiled floor, radiator, two double glazed windows to the front







## FIRST FLOOR LANDING

radiator, loft access

## BEDROOM ONE

18' 4" x 12' 2" (5.59m x 3.71m) dual aspect double bedroom with double glazed windows to the front and rear, radiator

## ENSUITE

6' 2" x 4' 3" (1.88m x 1.3m) electric shower and cubicle, low flush wc, wash hand basin with vanity unit beneath, heated towel rail, part tiled, window to the front



## BEDROOM TWO

14' 2" x 12' 2" (4.32m x 3.71m) two double wardrobes, radiator, double glazed window to the front

## BEDROOM THREE

14' 10" x 11' 10" (4.52m x 3.61m) wash hand basin with storage beneath, radiator, double glazed window to the front

## BATHROOM

11' 0" x 5' 7" (3.35m x 1.7m) bath with shower over and screen, low flush wc, wash hand basin with splash tiling, radiator, double glazed window to the rear

## OUTSIDE

To the rear is a totally enclosed lawn garden with fully stocked borders and beds, chicken house, two sheds, Breeze House garden building, external lighting, flagstone patio area, side hand gate giving access to a greenhouse and covered storage, variety of established trees, side driveway leads to parking for three cars.

To the front of the property there is parking for an additional two cars and a variety of Espalier pear trees to the front and side.



### **THE DOVECOTE**

7' 7" x 13' 3" (2.31m x 4.04m) Stable doors lead to bedroom with tiled floor, vaulted ceiling, two Velux windows

### **ENSUITE**

6' 0" x 3' 10 Max" (1.83m x 1.17m) shower cubicle, low flush wc, wash hand basin with splash tiling, heated towel rail, double glazed window to the front

### **LOCAL AUTHORITY**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY  
Council Tax Band C

### **SERVICES**

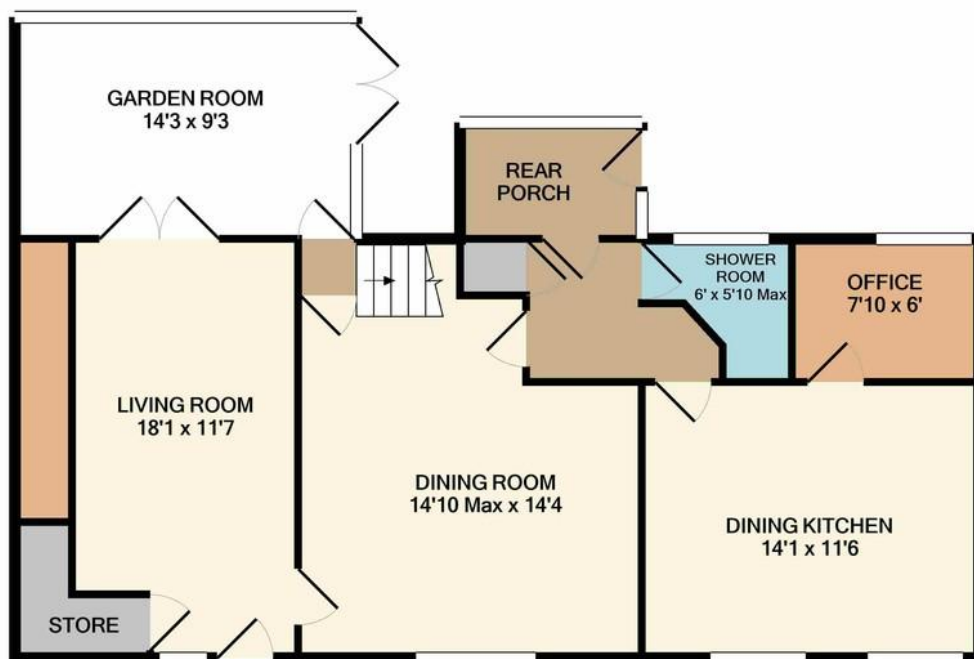
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### **TENURE**

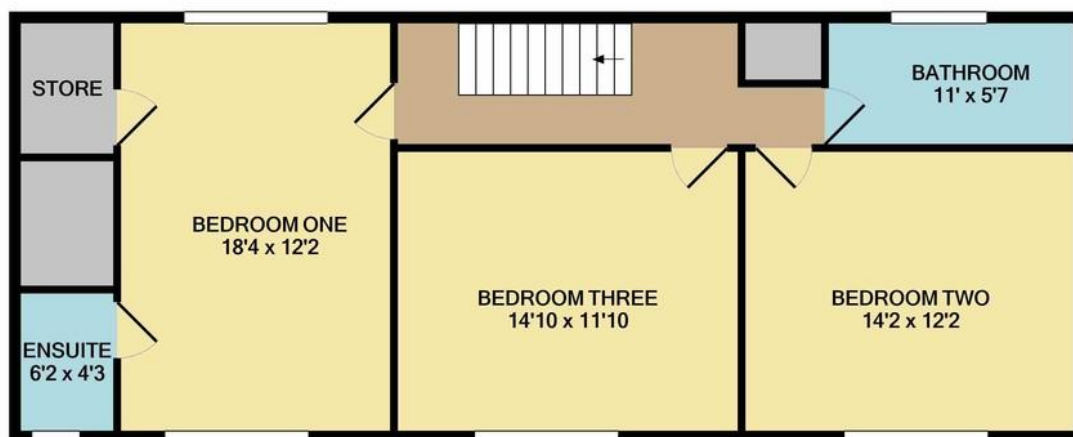
Freehold with vacant possession.

### **VIEWING**

By appointment with the agents office.



GROUND FLOOR  
APPROX. FLOOR  
AREA 872 SQ.FT.  
(81.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 778 SQ.FT.  
(72.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1650 SQ.FT. (153.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate 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 are advised to recheck the measurements.