

**NUMBER 8 BRACKENHILL**  
**OFF HOVERINGHAM ROAD CAYTHORPE**  
**NOTTINGHAMSHIRE NG14 7EF**



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## A Characterful Country Cottage.

Number 8 Brackenhill is a charming detached cottage in a lovely, quiet setting, benefitting from superb views of the Trent Hills.

Available for immediate occupation with the benefit of no upward chain, it sits in the peaceful hamlet of Brackenhill, a hidden gem, just a short walk from the village of Caythorpe, and close to all amenities.

Viewing is essential to appreciate the ambience and internal finish.

### CAYTHORPE

A highly regarded village, nestling in the Trent Valley, with two popular pubs - the traditional Black Horse and the vibrant Old Volunteer gastropub. The village is also host to a successful cricket club, with superb facilities. Caythorpe enjoys a rural setting combined with convenient access via a regular train service to Nottingham or Newark on Trent.

The village is served by the highly-rated East Bridgford medical practice. The minster town of Southwell is close to hand, offering a sports and leisure centre, and schooling of a renowned standard across the age ranges (subject to meeting entrance requirements).

Newark on Trent, a larger market town to the northeast of the village, offers first class amenities (including a large Waitrose supermarket), professional services, restaurants, leisure facilities and a marina. From Newark, there is a fast direct rail link into London Kings Cross with a scheduled journey time of 80/85 minutes.

**PRICE GUIDE: £550,000**





## GROUND FLOOR

### Entrance Hall

Storm shelter with blue brick external threshold and rose trellis. High grade hardwood panelled main entrance door with opaque glazing. Burglar alarm panel at entrance. Traditional staircase access with understairs book shelving and soft-closing drawers for shoe storage. Separate useful cupboard space. Hive thermostat control. Central heating radiator.

### Separate WC

Concealed cistern low level WC and Duravit rectangular wash basin on oak plinth. Central heating radiator and recessed down-lighting.

### Sitting Room 4.55m x 3.75m (15'0" x 12'3")

A charming and peaceful sitting room overlooking the private garden. Pitch pine and oak ceiling timbers. Morso cast iron wood burning stove on a raised hearth in a simple fireplace recess. Central heating radiator. Tripartite casement window and double-glazed French door to garden.

### Living Room 3.80m x 3.75m (12'6" x 12'3")

An attractive 'everyday' room linking to the kitchen, creating an open plan kitchen/dining space. Oak beaming and timber cross beaming. Two central heating radiators. Hardwood double casement French doors opening to the garden.

### Kitchen Area

3.75m x 2.75m (12'3" x 9'0") *maximum dimensions*

A contemporary fitted kitchen with Duropel work surface areas, and inset 1.5 bowl stainless steel sink. Base cupboards and drawer storage, including waste/recycling plus high-level open shelving with concealed lighting. Larder cupboard with lighting and electric point for microwave. Free-standing Stoves electric oven with induction hob, plus extractor over. Integrated Bosch dishwasher. Metro style ceramic wall tiling. Central heating radiator.

### Small Lobby

A practical storeroom enclosed by double doors. Vaillant gas central heating boiler (2020) and shelved storage space.





## FIRST FLOOR

**Upper Landing** - with small inner landing area and loft hatch. Good sized in-built wardrobe/linen cupboard.

### Bedroom One

4.55m x 3.75m (15'0" x 12'3") *plus alcove*

Far reaching open aspect across the main garden and surrounding Trent Valley countryside. Fixed bedside chest of drawers storage. Recessed study area. Central heating radiator.

### Bedroom Two

3.85m x 3.75m (12'6" x 12'3")

Far reaching open aspect across the main garden and surrounding Trent Valley countryside. Full height wardrobe. Central heating radiator.

### Bedroom Three

3.75m x 2.80m (12'3" x 9'3")

Central heating radiator. Large wardrobe – storage unit.

### Bathroom

Contoured pressed steel panelled bath with shower mixer handset. Fixed vanity unit with rectangular wash basin and concealed cistern low level WC. High level storage – toiletry cabinets. Central heating radiator - heated towel rail.

### Separate Shower Room

A contemporary shower room with high grade Porcelanosa tiling having a 1200mm resin bonded shower tray and Duravit wash basin. Central heating radiators/towel rail.

### Special Note

High grade natural oak strip flooring in the principal ground floor rooms.





## WELL-STOCKED PRIVATE GARDENS

The main garden is set to the southeast of the cottage having an open aspect across the surrounding countryside to the Trent Hills on the horizon.

A superbly stocked garden enclosed by established holly hedging, which gives the garden an exceptional level of privacy.

The garden has been stocked and maintained to a high standard, having perimeter borders around a central lawned area, beyond which is a smaller lower-level gravelled garden with small wildlife pond. A gate leads to an attractive meadow with direct access to a permissive footpath, leading to an extensive network of attractive walks.

A stylish part roofed pergola extends along the south elevation of the cottage creating a flagged space for relaxing/entertaining.

### External Spinners Workshop, Greenhouse and Wash Room

An original Spinners workshop attached to the cottage has been converted into a useful external wash room - general storeroom with a connecting garden room overlooking the garden. Subject to building regulation considerations the workshop could be linked to the main house by a connecting door into the dining room.

*Please see the attached floorplans.*

### GARAGING

5.19m x 3.17m (17'0" x 10'5")

A good-sized single garage with remote controlled Hormann door and separate personnel doors into the cottage and the southeast garden. Electric lighting/power and mains water point.

External gravelled car parking and an area of vegetable/herb garden bordered by mature holly hedging.



## GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE

### SERVICES

All main services are connected to the property.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

### LOCAL AUTHORITY

Council Tax Band E

Newark & Sherwood District Council

Castle House Newark on Trent

Nottinghamshire NG24 1BY

[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

01636 650 000

### Agents Note

Please note that some of the interior images were taken when the property was previously furnished and have been used for illustrative purposes only.



### VIEWING ARRANGEMENTS

IF YOU ARE INTERESTED IN 8 BRACKENHILL  
AND WOULD LIKE TO ARRANGE A VIEWING,  
PLEASE CONTACT US ON 01636 815544

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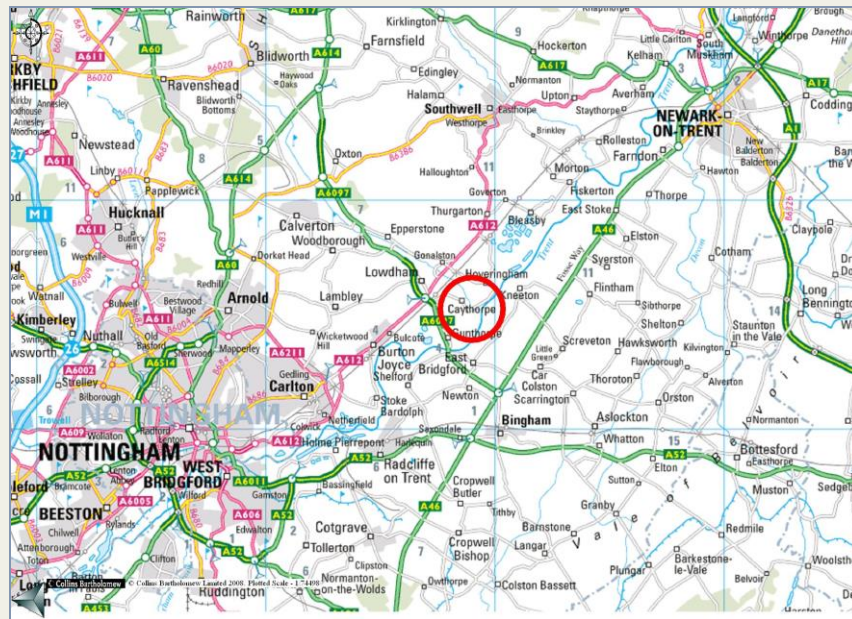


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## REGIONAL PLAN

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## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 1000-7434-0222-5003-2193

## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

## LOCATION PLAN

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