

WARRENERS COTTAGE

BLEASBY ROAD THURGARTON NOTTINGHAMSHIRE NG14 7FW



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



WARRENERS COTTAGE

Offered with the benefit of no upward chain and early possession

Warreners Cottage is in our opinion a real 'gem' of a detached country cottage located in a favoured Conservation village conveniently situated along the Trent Valley between Southwell and Lowdham.

The original cottage, which is not Listed, is understood to date back to circa 1730 when it was in fact two small cottages, which subsequently became a single dwelling. In its more recent history, the cottage was extended in the 1980's in keeping with the original stone structure and today offers a first class four-bedroom period home, presented to an exceptionally high standard, of appreciable character.

The south-westerly garden which is partially walled is a real sun trap, both sheltered and beautifully stocked to ensure colour and interest throughout the seasons, and the Victorian style veranda set against the garden elevation is a delight, seamlessly linking indoors and outdoors, and creating a fabulous alfresco area.

The village offers scenic local walks in the surrounding countryside whether heading along the Trent Valley or up into the Thurgarton estate which offers miles of walking on a handy, well surfaced bridleway.

THURGARTON

Thurgarton is a highly regarded village settlement located in the Trent Valley midway between the Minster town of Southwell and Lowdham, and accessible to the regional centres of Nottingham, Newark on Trent and Mansfield.

The village offers many of the essentials of 'village life' – a picturesque cricket pitch within the grounds of Thurgarton Priory, St Peters Church, excellent local walks and a public house and dining destination, The Red Lion. There is a direct road-rail access along the Trent Valley into Nottingham centre and bus collection points for the Nottingham High Schools.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges, and the village is served by highly regarded junior schooling in the neighbouring village of Bleasby.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, restaurants, and leisure facilities including a sport centre and marina. From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

Fast London Main Line Rail Service

London commuters will be attracted to the convenient direct rail service from Newark Northgate Station into London Kings Cross in a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £795,000



GROUND FLOOR

Main Entrance Hall

An immediate indication of the considerable character and high standard of presentation in evidence throughout this charming period home...

A wide half glazed boarded design traditional entrance door opens into the cottage from the access drive. Heavy exposed original ceiling timbers. Balustraded traditional single flight staircase rising to first floor landing - useful storage space beneath. Exposed brick wall detailing and polished ceramic stone floor tiling. Full height internal dividing glazed wall partition and doorway opening to:

Inner Study - Reception Area

3.15m x 1.85m (10'3" x 6'0")

maximum dimensions

Sealed unit double glazed window to easterly elevation. High grade solid oak polished flooring. Latched doorway to:

Cloakroom/WC

An outer lobby serves as a useful cloakroom, with fitted coat pegs. Exposed ceiling timbers and latched oak doorway connecting to:

Separate WC

Wall mounted Burlington wash hand basin, chrome taps and low flush wc. Translucent replacements sealed unit double glazed windows. Exposed ceiling timbers.

A square arched from the inner study/reception area links in open plan to:



Charming Library Sitting Room

4.45m x 3.65m (14'6" x 12'0") *maximum dimensions*

Heavy exposed original ceiling timbers. Sealed unit double glazed French doors and replacement Upvc double glazed window to rear garden aspect. The doors connect to a sheltered garden terrace and traditionally designed Victorian style veranda with a mono-pitch glazed roof. High grade polished oak floor. Latched oak doorway to:

Delightful Main Sitting Room

5.05m x 3.65m (16'6" x 12'0")

An atmospheric room of appreciable character featuring a handcrafted inglenook style brick dressed open fireplace, with a raised brick hearth, period crossbeam and herringbone pattern detailing. Heavy exposed ceiling timbers. Three replacement sealed unit double glazed windows with attractive exposed stone lintel beams above. Half glazed door returning to the main entrance hall. High grade polished oak flooring.

A latched pine door from the central sitting room/library connects to:



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Superb Country Dining Kitchen

5.35m x 4.75m (17'6" x 15'6")

A classical country kitchen with a traditional Aga cooking range creating a warming focal point....

Featuring a high-grade bespoke kitchen installation with fielded cabinets in a heritage light grey Farrow & Ball paint finish, complemented by polished chrome furnishings. This traditionally made kitchen was completed with a close attention to detail with a good range of base and wall storage cupboards and cabinets, including pull out drawer features, fold out wall cupboards and useful internal shelving, complemented by granite countertops and a matching culinary island/breakfast bar.

The focal point of the kitchen is the traditional royal blue gas fired twin oven/twin hob Aga cooking range set to an inglenook style recess - exposed brickwork surround and heavy mantle crossbeam detailing. Twin bowl Belfast sink unit. Four plate induction hob and integrated dishwasher. Plumbing for automatic washing machine. Striking polished porcelain effect stone flooring. Exposed ceiling cross timbers. Three replacement sealed unit double glazed windows.

Two pairs of full height glazed double doors connecting to the garden terrace and veranda from the dining end of the kitchen and ensure good natural lighting and wonderful aspects over the delightful country garden.

In our opinion, a rather special country kitchen which is in keeping with the character of Warrener's Cottage.





FIRST FLOOR

Landing

A long central cross-landing, featuring exposed original ceiling timbers, alighted from a traditional single flight balustraded staircase.

Primary Bedroom Suite

Bedroom One

5.35m x 3.90m (17'6" x 12'9") *maximum dimensions*

Three high grade replacement sealed unit double glazed windows. Two enclosed walk-in single wardrobe closets. Latched pine door. Chrome dimmer switch.

Wet Room En Suite - fully tiled

A high grade ensuite arrangement featuring a corner shower area with a thermostatically controlled overhead rain shower and open sided glass enclosure, Kohler wall mounted wash basin (chrome mixer tap) and a low flush wc. Integrated cosmetics cabinet and shelving - mirrored door fronts. Ceramic floor and wall tiling. Latched pine door.



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Centre Bedroom Two

3.70m x 3.65m (12'0" x 12'0")

Exposed ceiling timbers and partially vaulted ceiling. Ornamental period hob grate. Sealed unit double glazed replacement window. Latched pine door. Chrome dimmer switch.

House Bathroom

3.75m x 1.80m (12'3" x 5'9")

A well-appointed traditional replacement suite comprising a contemporary ball and claw foot roll top bath - chrome mixer tap/hand shower, Duravit pedestal wash hand basin and a low flush wc. Exposed original timbers - mono pitch vaulted ceiling line. Translucent replacement sealed unit double glazed window. Enclosed airing cupboard. Matchboard wall detailing in a heritage paint finish.

Bedroom Three

5.10m x 3.70m (16'9" x 12'0")

High partially vaulted ceiling - exposed original timbers. Two replacement sealed unit double glazed windows. Ornamental period hob grate. Enclosed built in storage - small single wardrobe closet. Latched pine door.

Bedroom Four (L Shaped)

5.05m x 2.80m (16'6" x 9'3") *maximum dimensions*

Partially vaulted ceiling - exposed original timbers. Two replacement sealed unit double glazed windows. Fitted shelving. Latched pine door.



DELIGHTFUL COUNTRY GARDENS, TRIPLE GARAGING, BOOT ROOM & GARDEN ROOM

Warreners Cottage is set in a fully stocked, partially walled country garden with a sheltered south westerly aspect. Abundantly stocked and meticulously maintained, with a wide range of herbaceous shrubs and borders, together with coniferous and deciduous ornamental trees and shrubs, the garden is a relaxing and rather special feature of the sale.

Victorian Style Veranda

A large Victorian style veranda constructed in glass and aluminium, supported by three Victorian style steel columns in a heritage pastel tone finish offers a sheltered and protected seating area opening out from the cottage and linking the terrace and gardens, to afford a relaxing inside-outside lifestyle. The veranda shelters a large portion of the main garden terrace and ensures the opportunity for alfresco dining for many months of the year.

The main stone flagged patio incorporates an original well which connects via a pump to an ornamental pond circulating back to the well via a small rill, creating a relaxing garden water feature.

Deep herbaceous beds and borders enclose a level well managed lawn and there is a long stone wall frontage to Bleasby Road, creating a sheltered boundary.

A gravelled drive threshold from Bleasby Road connects through an electrically operated timber door to an inner drive and cobbled stone set rear courtyard/parking court with garaging and a carport.



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Triple Bay Garage and Carport

8.75m x 5.60m (28'9" x 18'3")

A gravel access drive leads through a pair of solid timber electric gates and up to a triple bay garage, which has three electrically operated rolling up and over doors, with internal ladder access to an extensive and extremely useful boarded attic space.

In addition, the garage offers a light and power facility and independent central heating served by a separate external boiler. The garage has previously been used for storing a classic/vintage car and is well suited for anybody interested in a similar pastime.

Please note, the garage previously featured two glazed window sections to the first two bays, when it is understood to have been used as a music room: an indication of the practical versatility on offer.

An open sided traditional car port offers the benefits of additional covered parking space.

Outside Boot Room

Abutting the garage there is a large outside boot room accessed through double timber doors. Fitted Halstead gas fired boiler serving central heating to the garage. For walkers and cyclists this is a useful feature.

Garden Room

A rather pleasant building of blockwork construction connecting to the boot room featuring central glazed double doors and matching side screens beneath a glazed mono pitch roof in an attractive heritage painted finish with matching wall boarding. Flagstone floor. A relaxing room offering a super vantage point across the garden. Power and wi-fi facility.

A hand gate from the garden connects onto Bleasby Road.

Two outside water points.

AGENTS FOOTNOTE

In our opinion, Warreners Cottage is one of those rather special homes that come along once in a while, with a distinct character and style of its own; the generous ceiling heights lend the feel of a village house with cottage character to the main rooms and internal inspection is highly recommended to gain a full appreciation of all that this charming home has to offer.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains' services are connected. Super-fast fibre optic broadband is understood to be available in the village. Replacement sealed unit double glazing to most of the property. Gas fired central heating circulating to radiators.

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.

Tenure

Warreners Cottage is understood to be freehold in tenure and is available with no upward chain and vacant possession on completion.

Available Broadband

Standard 12 Mbps
Superfast 80 Mbps
Ultrafast 1800 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - X Vodafone - X EE - ● Three - ●
✓ = Likely ● = Limited X = Poor

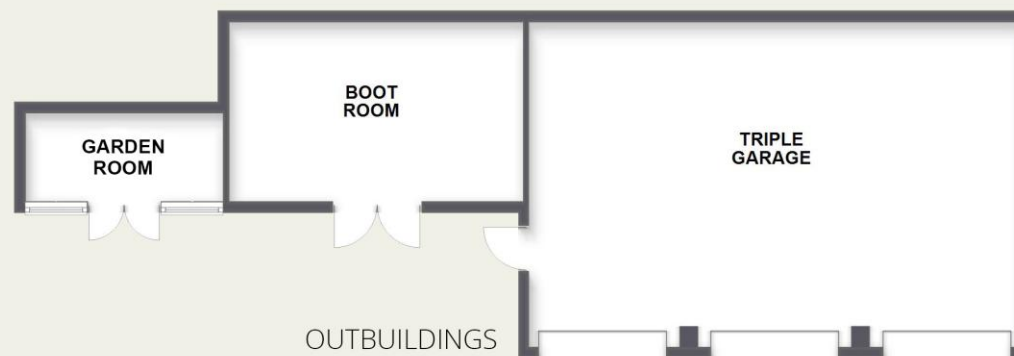
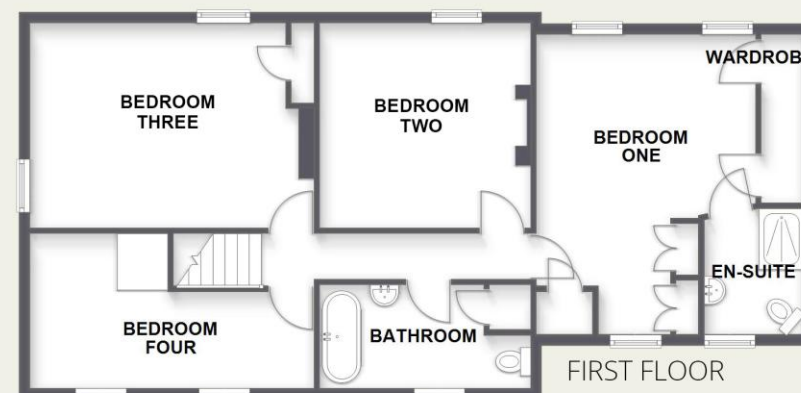
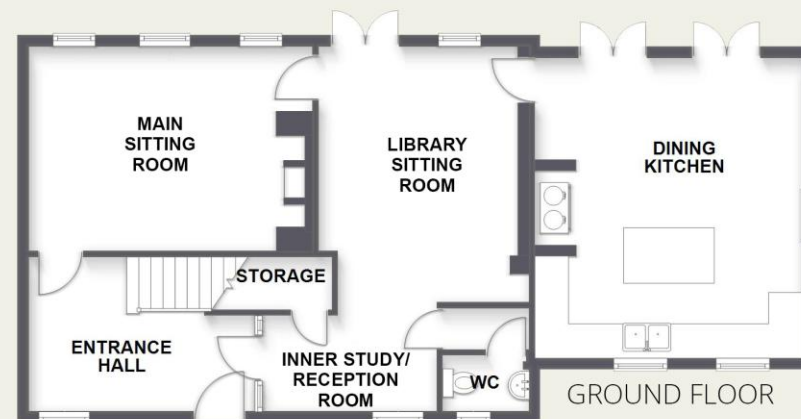
LOCAL AUTHORITY

Council Tax Band F

Newark & Sherwood District Council
Castle House
Great North Road
Newark on Trent
Nottinghamshire
NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

VIEWING ARRANGEMENTS

If you are interested in Warreners Cottage and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk



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MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 8335-4527-0400-0636-7202

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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