



Butt Hill, Whitwell Worksop S80 4RP

welcome to

Butt Hill, Whitwell Worksop

Are you looking for a unique three bed cottage in a village setting? Then look no further than this home in Whitwell. Property benefits from allocated parking, ample gardens with pond and lots of character throughout. Viewings highly recommended to appreciate all this historic home has to offer



Holly Tree Cottage, Butt Hill

Character three bed mid terrace cottage.

Parking for 2 cars- EV port installed

Large enclosed gardens with a pond and outbuilding to the rear

Full of history being built in the 1700's

Lounge

11' 5" x 13' 7" (3.48m x 4.14m)

Step inside this lovely property via the front facing entrance door leading in to the lounge with front facing double glazed window, slate flooring and a duel burner with brick fireplace and exposed beams to the ceiling.

Dining Room

13' 5" x 12' 6" MAX (4.09m x 3.81m MAX)

Front facing double glazed window, slate flooring, central heating radiator, exposed brick feature fireplace and exposed beams to the ceiling.

Kitchen

12' 8" x 10' 5" (3.86m x 3.17m)

Fitted with a range of wall and base units with wooden worksurfaces over incorporating a double Belfast sink with copper tap and water filter installed into the plumbing, integrated electric oven with gas hob, tiled flooring, rear facing double glazed window and rear facing entrance door leading out to the rear enclosed garden.

Landing

Tall hallway ceiling with exposed beam and skylight allowing ample natural light

Bedroom One

13' 3" to side of chimney breast x 13' 5" (4.04m to side of chimney breast x 4.09m)

Double bedroom with a front facing double glazed window, central heating radiator, feature fireplace, built in storage and a loft hatch with drop down ladders to the loft space that has been boarded out for ample storage.

Bedroom Two

11' 8" x 13' 5" (3.56m x 4.09m)

Double bedroom with a front facing double glazed window and a central heating radiator.

Bedroom Three

10' 11" MAX to side of chimney breast x 11' 3" (3.33m

MAX to side of chimney breast x 3.43m)

Double bedroom with a feature fireplace, wooden flooring and rear facing french doors leading out to a patio seating area.

Bathroom

Modern three piece bathroom with Jacuzzi bath and rainfall shower head over bath, WC, wash hand basin, slate flooring with underfloor heating, slate tiling on walls and a side facing double glazed obscure window.

Exterior

Externally you will find an outhouse with utility and storage space, a mature pond with water feature, decking, lawned garden with mature cottage plant beds and patio seating area overlooking the garden- perfect for a summer house - and then as you walk back towards the house there is another patio seating area situated next to the Holly Tree which the cottage has been named after and mature Wisteria to provide shade in the summer.

Utility / Outhouse

8' x 9' 8" (2.44m x 2.95m)

Plumbing for washing machine and space for dryer.

Agents Notes:

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies



view this property online williamhbrown.co.uk/Property/WKS114849



welcome to

Butt Hill, Whitwell Worksop

- COUNCIL TAX BAND: B & FREEHOLD ***GUIDE PRICE £280,000-£290,000***
- PERFECT BLEND OF MODERN DESIGN WITH ORIGINAL CHARACTER ELEMENTS THROUGHOUT
- LOCATED IN THE SOUGHT AFTER VILLAGE OF WHITWELL
- X2 ALLOCATED PARKING SPACES & EV CHARGING PORT
- LARGE ENCLOSED GARDENS WITH A POND & OUTBUILDING TO THE REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS114849



Property Ref:
WKS114849 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire,
S80 1JA



williamhbrown.co.uk