



**Skye Cottage Moor Lane, Syerston,  
Nottinghamshire, NG23 5NA**

**Offers Over £200,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON**  
**PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



An interesting opportunity to purchase a semi detached period cottage located within this pretty hamlet, well placed for ease of access via excellent road links to neighbouring towns and villages.

The property offers around 700 sq.ft. of floor area plus the addition of a run of single storey outbuildings which, subject to consent, could offer further scope. The cottage requires a complete programme of modernisation and renovation but provides an excellent blank canvas for those wishing to place their own mark on a home.

In its current layout the property offers a main reception running the full width of the property and leading through into an inner vestibule which would make an ideal utility linking through into the kitchen and rear entrance hall linking through into a ground floor shower room. To the first floor there are two bedrooms.

The property fronts Moor Lane and has vehicular access to the side which leads down to the rear of the property where there is a courtyard style garden and a useful run of outbuildings which, in their current guise, would provide excellent storage or workshop space. To the north westerly side is a small enclosed garden area which again offers further scope for improvement.

The property is offered to the market with no upward chain and would be an excellent purchase for those looking to renovate a home to their own requirements with viewing coming highly recommended to appreciate the potential on offer.

### SYERSTON

Syerston lies just off the A46 part way between the market towns of Bingham and Newark where there are facilities including shopping and schools, doctors and dentists and from Newark there is a high speed train to London in just over an hour. The adjacent village of Flintham has an "outstanding" primary school as well as public house and community shop. The village is ideal for commuting with good road access to the A52, A1 and M1.

A WOOD GRAIN EFFECT UPVC ENTRANCE DOOR LEADS THROUGH INTO:

### INITIAL RECEPTION AREA

19'10" x 11' max in total (6.05m x 3.35m max in total)



An L shaped area open from the initial entrance hall which leads through into a further reception/sitting room. The initial hallway having central heating radiator, wall mounted electrical consumer unit, turning staircase rising to the first floor, double glazed window to the front and an open doorway into the main reception having windows to two elevations with double glazed window to the front and single glazed window to the side and multi paned timber door to the side. The focal point to the room is a chimney breast with inset stove which we understand also provides hot water. The room having quarry tiled floor and opening light through to the kitchen area.

RETURNING TO THE INITIAL HALLWAY AREA A DOOR LEADS THROUGH INTO:







### FORMER KITCHEN

12'11" x 6'8" (3.94m x 2.03m)



### FURTHER RECEPTION

12'5" x 9'2" (3.78m x 2.79m)



### REAR ENTRANCE LOBBY

4'2" x 2'7" (1.27m x 0.79m)

Having central heating radiator, double glazed exterior door and further door into:



Having open doorway into a rear entrance lobby and further doorway into:



Having central heating radiator, wall mounted air conditioning unit and windows to two elevations.

### FORMER SHOWER ROOM

7'10" x 6'5" (2.39m x 1.96m)



An L shaped room having plumbing for WC and washbasin, central heating radiator and double glazed window.





RETURNING TO THE INITIAL RECEPTION AREA A TURNING STAIRCASE RISES TO THE FIRST FLOOR AND COTTAGE LATCH DOORS LEADING TO:

### BEDROOM 1

12' x 10'8" (3.66m x 3.25m)

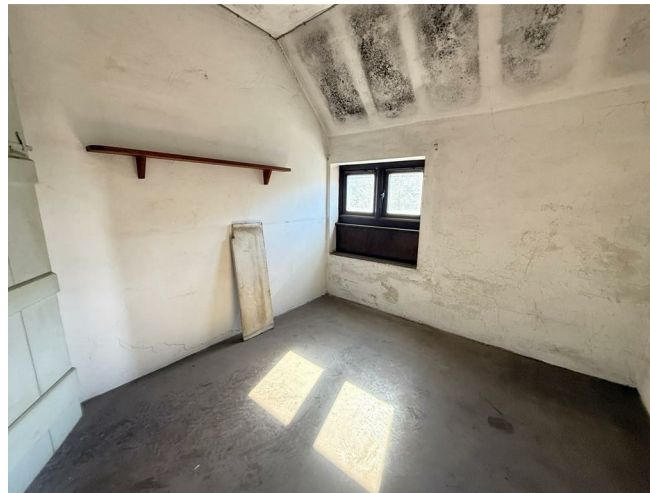


Having pitched ceiling and windows to three elevations.



### BEDROOM 2

7'8" x 7'11" (2.34m x 2.41m)



Having part pitched ceiling and double glazed window to the front.

## EXTERIOR



The property fronts Moor Lane with vehicular access to the side. To the rear of the property is a courtyard style garden which could provide additional parking and leads to a run of four attached brick outbuildings which provide excellent storage or workshop space or, alternatively subject to necessary consents, could offer scope to expand the accommodation further. To the rear of the property is a small garden area with established trees providing a blank canvas to create an outdoor space.











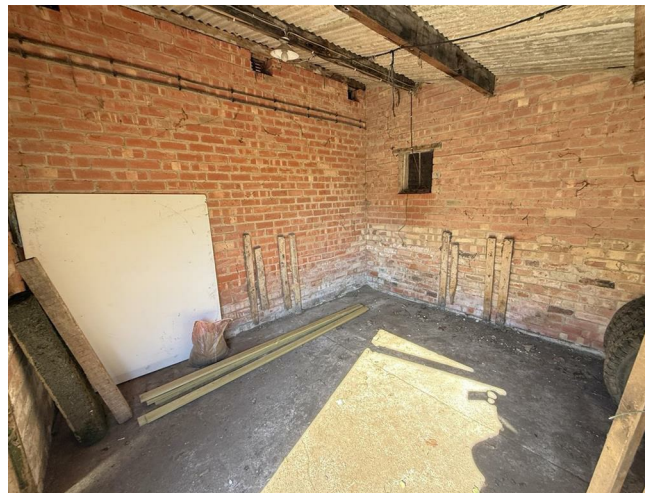
**OUTBUILDING 1**  
12'9" x 6'2" (3.89m x 1.88m)



**OUTBUILDING 3**  
9'4" x 12'10" (2.84m x 3.91m)



**OUTBUILDING 2**  
11'11" x 11'7" (3.63m x 3.53m)





## OUTBUILDING 4

11'8" x 11'4" (3.56m x 3.45m)



Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:- <https://reports.ofsted.gov.uk/>

Planning applications:- <https://www.gov.uk/search-register-planning-decisions>

## COUNCIL TAX BAND

Newark & Sherwood District Council - Band B

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed there is mains water, electric and drainage to the property.

We would consider the property to be uninhabitable in its current condition and therefore if a mortgage is required, we suggest investigating thoroughly with a lender before offering. We feel the property is realistically open to Cash buyers because of this.

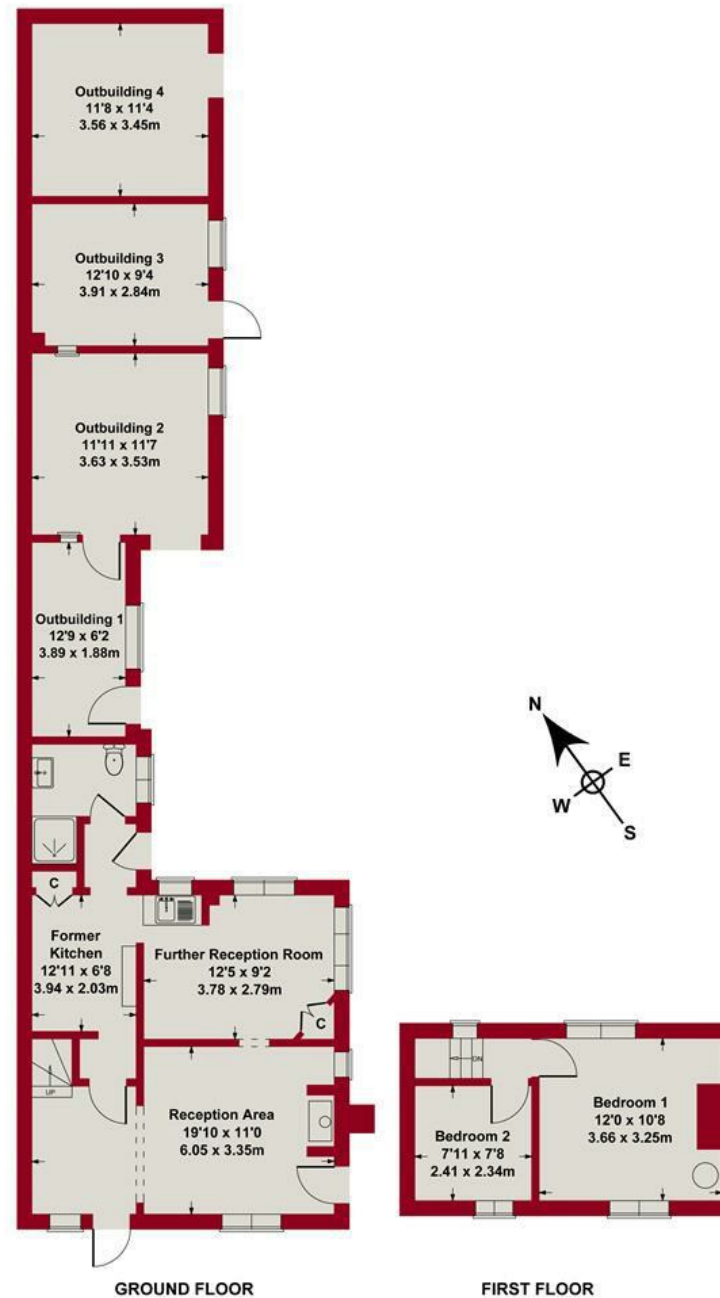
The property offers potential private parking to the side but there will also be initial shared element off the wider area of the driveway, providing additional pedestrian access.

We understand there maybe asbestos in the property / outbuildings.

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY


All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.


Produced by Potterplans Ltd. 2025







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>32</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



*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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers