



**Fieldfare Cottage Thoroton,  
Nottinghamshire, NG13 9DS**

**Guide Price £799,950**

**Tel: 01949 836678**

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We have pleasure in offering to the market this thoughtfully renovated, attractive, double frontage period cottage which has seen a significant program of improvements over recent years. The property offers a wealth of character and features as well as a versatile level of accommodation extending to approximately 2,600 sq.ft. and occupying a pleasant, established plot, generous by modern standards.

This wonderful family home has been thoughtfully renovated throughout with updated double glazed windows, having aesthetically pleasing sash windows to the front elevation enhancing its double fronted facade with central oak porch which lies beneath an attractive pantile roof. Behind this lies an excellent level of accommodation providing three main reception rooms and a spacious breakfast kitchen thoughtfully updated with traditional and contemporary elements, having a generous range of built in units finished in heritage style colours with quartz preparation surfaces and integrated appliances that leads through into a useful utility room. In addition a ground floor cloak room leads off a small study area. To the first floor there are four bedrooms, the master benefitting from ensuite facilities, and separate family bathroom. The fourth bedroom is accessed off a separate staircase potentially creating a first floor annexe suite including a double bedroom and ensuite shower room which would be perfect for guests, teenagers or possibly extended family.

The property offers a wealth of character with many rooms affording exposed beams, attractive fireplaces, deep skirtings and traditional column style radiators to many of the ground floor rooms, a farmhouse style kitchen and complemented by more modern bathrooms.

As well as the internal accommodation the property occupies a delightful plot set back behind a hedged frontage with field gate access onto a generous driveway and stone chipping forecourt. To the rear is a well proportioned, established garden with paved terrace leading up onto a central lawn enclosed by mature hedging.

Overall this is a really interesting, individual home in a delightful village setting with viewing coming highly recommended to appreciate both the location and accommodation on offer.

### THOROTON

Thoroton is a small village and amenities are available in the adjacent villages of Orston, Aslockton and Flintham including highly regarded primary schools, there is a railway station at Aslockton which links to Nottingham and Grantham and from Grantham a high speed train to Kings Cross in just over an hour. Further facilities can be found in the nearby market town of Bingham including a range of shops, doctors and dentists, leisure centre and secondary school. The village is convenient for commuting via the A52 and A46 for the cities of Nottingham and Leicester with good road links to the A1 and M1.

A TIMBER FRAMED ENTRANCE PORCH LEADS TO A COTTAGE STYLE COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT AND, IN TURN, THE:

### INITIAL ENTRANCE HALL

Having staircase rising to the first floor landing and a further door leading to:

### DINING ROOM

14'4" x 12'6" (4.37m x 3.81m)



A well proportioned, versatile reception currently utilised as

formal dining lying adjacent to the kitchen, having a dual aspect with attractive double glazed sash window to the front and two additional windows at the side. The room having deep skirting, coved ceiling with central rose and attractive column radiator.

A further door leads through to:

### INNER HALLWAY

Having a useful under stairs storage cupboard and further doors leading to:

### OPEN PLAN DINING KITCHEN

14'11" x 16'9" (4.55m x 5.11m)



A well proportioned dining kitchen offering a pleasant aspect into the rear garden and being beautifully appointed with a generous range of Shaker style wall, base and drawer units with copper finish door furniture and finished in heritage style colours which, combined, creates a fantastic level of storage. The kitchen having attractive quartz preparation surfaces providing an excellent working area including a complementing central island unit which provides a breakfast bar for informal dining and additional storage, a twin ceramic sink with brush metal swan neck mixer tap and marble upstands, further integrated appliances including microwave, wine cooler, under counter dishwasher and larder unit, space for a free standing range, alcove designed to house an American

style fridge freezer with additional storage to the side and above, under unit lighting, attractive exposed beams to the ceiling, engineered oak flooring, deep skirting and traditional style column radiator.

A further door leads through into:



### UTILITY ROOM

10'4" x 8'6" (3.15m x 2.59m)



A really useful space providing an excellent level of storage, having fitted wall and base units, butcher's block preparation surface, under mounted sink unit with chrome swan neck mixer tap, metro style tiled splash backs, plumbing for washing machine, space for tumble dryer, access to loft space above, quarry tiled floor, floor standing oil fired central heating boiler and stable doors to both front and rear.

RETURNING TO THE INNER HALLWAY A FURTHER DOOR LEADS THROUGH INTO:

### SITTING ROOM

19'2" x 12'9" max (5.84m x 3.89m max)



A well proportioned space benefitting from a dual aspect with double glazed sash window to the front and further bay window and French doors into the rear garden. The focal point to the room is a chimney breast with an attractive period style, cast iron fireplace having feature surround and mantel and granite hearth. The room having deep skirting, two traditional style column radiators and coved ceiling.

A further multi paned door leads to:



### PLAYROOM/SNUG

14'6" x 12'2" (4.42m x 3.71m)



A versatile room ideal as an additional reception area, perfect as a snug or playroom, having a dual aspect with double glazed windows to the front and rear, heavily beamed ceiling, deep skirting, two central heating radiator and a cottage latch door which gives access to a staircase that rises to the first floor.

A further open doorway leads through into:

### INNER LOBBY

7' x 5'2" (2.13m x 1.57m)

Having a pitched ceiling, central heating radiator and double glazed windows to both side and rear elevations.

A further open doorway leads through into:

### LIBRARY

7'2" x 5'8" (2.18m x 1.73m)



A useful space which could accommodate a desk providing a small study area but is currently shelved to provide a good level of storage, having exposed beams to the ceiling, double glazed window to the side and central heating radiator.

A further cottage latch door leads through into:

### GROUND FLOOR CLOAK ROOM

7' x 2'7" (2.13m x 0.79m)



Having a suite comprising close coupled WC and wall mounted washbasin, exposed beams to the ceiling and double glazed window to the front.

RETURNING TO THE PLAYROOM/SNUG A COTTAGE LATCH DOOR GIVES ACCESS INTO A TURNING STAIRCASE WHICH RISES TO:

### BEDROOM 4

15'7" x 14' (4.75m x 4.27m)



A useful, well proportioned space which could be utilised for a variety of purposes and, benefitting from ensuite facilities, would be ideal as a guest or teenage suite or, alternatively a first floor office/reception, the room having a pitched ceiling, central heating radiator, under eaves storage cupboards and double glazed windows to the front and side.

A further door leads through into:



### ENSUITE SHOWER ROOM

7'4" x 8'5" (2.24m x 2.57m)



Having a modern white suite comprising large quadrant shower enclosure with curved sliding glass door and wall mounted electric shower, close coupled WC and vanity unit with washbasin, part pitched ceiling, central heating radiator and double glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

### FIRST FLOOR SPLIT LEVEL LANDING

Having wall mounted electric heater and further doors leading to:

### BEDROOM 1

14'2" x 13'2" (4.32m x 4.01m)



A well proportioned double bedroom benefitting from ensuite facilities, having a pleasant dual aspect with double glazed sash window to the front and further double glazed window to the side. The room having a generous range of built in furniture with full height wardrobes and integrated storage cupboards, further over stairs storage cupboard, deep skirting and traditional style column radiator.

A further door leads through into:



### ENSUITE SHOWER ROOM

8'6" x 6'1" (2.59m x 1.85m)



Having a modern but traditional style suite comprising close coupled WC, vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, large quadrant shower enclosure with curved sliding door and wall mounted shower mixer with both independent handset and rainwater rose over, combination column towel radiator and double glazed window to the rear.



## BEDROOM 2

13'2" x 9'3 max (4.01m x 2.82m max)



A double bedroom having aspect to the front with built in wardrobes, chimney breast with alcove to the side, central heating radiator and double glazed sash window.

## BEDROOM 3

12'7" max x 8'11" max (3.84m max x 2.72m max)



An L shaped double bedroom having aspect into the rear garden, having built in wardrobe with overhead storage cupboard, column radiator, part pitched ceiling and double glazed window.



## FAMILY BATHROOM

10'3" x 8'9" (3.12m x 2.67m)



A well proportioned family bathroom having a four piece suite comprising attractive free standing ball & claw, roll top, double ended bath with wall mounted mixer tap, separate quadrant shower enclosure with glass screen and wall mounted Mira Sport electric shower, close coupled WC and vanity unit with inset washbasin, built in airing cupboard, combination column towel radiator, panel effect and tiled splash backs and double glazed window to the rear.



## EXTERIOR



The property occupies a delightful plot, relatively generous by modern standards and benefitting from a just off southerly rear aspect and offering an attractive frontage with low box hedging and brick gate columns behind which lies a low maintenance, forecourt style frontage with stone chipping and timber edged borders with inset shrubs. A timber courtesy gate gives access onto a flagged pathway and, in turn, the front door. To the side of the property a pair of field gates lead onto a generous parking area which could accommodate several vehicles and in turn leads to the rear garden which offers a good degree of

privacy having an initial paved terrace leading onto a mainly lawned garden with established trees and shrubs, a generous outdoor space by modern standards.



information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note 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**

Rushcliffe Borough Council - Band F

### **TENURE**

Freehold

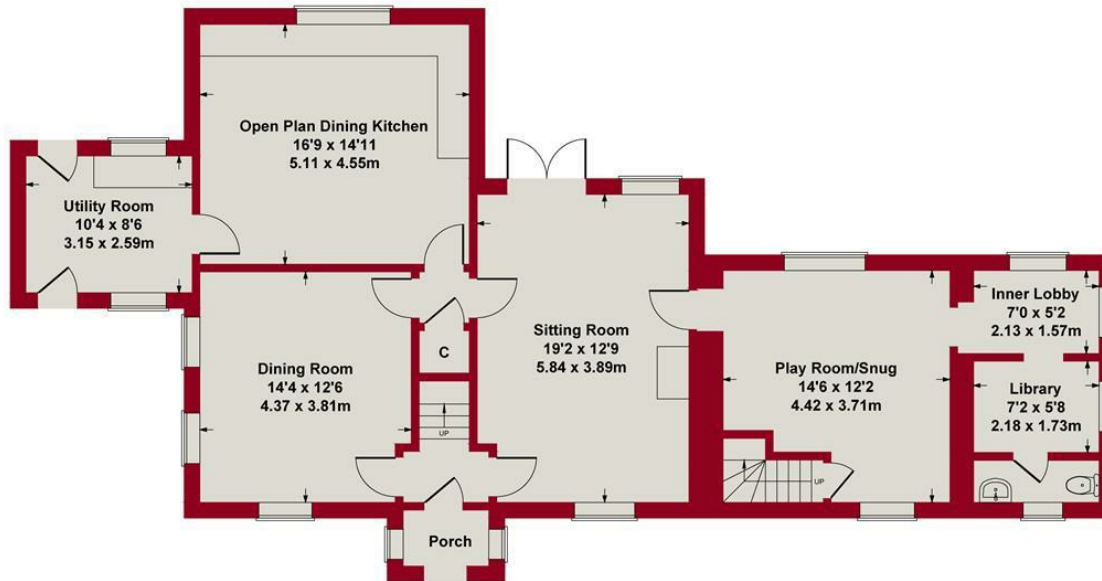
### **ADDITIONAL NOTES**

The property has mains drainage, electric and water. Central heating is oil fired. LPG is utilised for the gas fire. The property lies within the village conservation area. The majority of the property is understood to be of standard construction, however part of the original element of the 17th century cottage is of cob construction, which is worth noting for insurance purposes. We are aware of a planning application on a neighbouring piece of land for a single dwelling. This has recently been refused permission. Further details upon request.

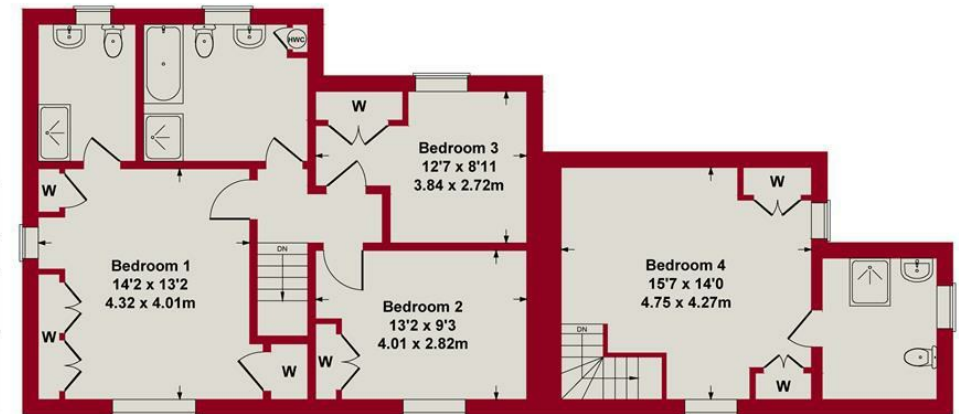
### **ADDITIONAL INFORMATION**

Please see the links below to check for additional

Approximate Gross Internal Area  
2207 sq ft - 205 sq m



GROUND FLOOR



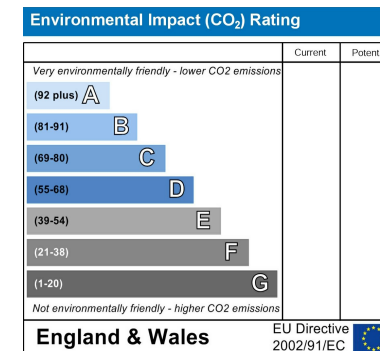
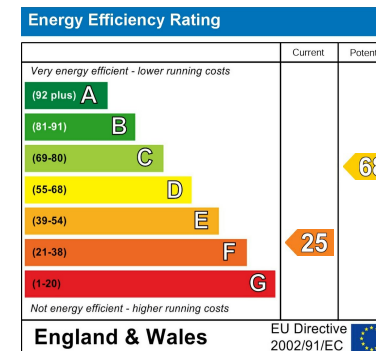
FIRST FLOOR

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.

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



**RICS**



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