



**Vale Cottage, The Row Lombard Street,
Orston, Nottinghamshire, NG13 9NG**

No Chain £399,999
Tel: 01949 836678

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

An interesting opportunity to purchase a truly individual detached period cottage which offers a wealth of character and features and although likely to require a general programme of modernisation and refurbishment this individual home offers great scope and potential to create a fantastic dwelling. Located on what is by modern standards a generous plot which in total extends to approximately 0.6 ACRES and includes 0.28 ACRES of more formal gardens surrounding the cottage, and also provides 0.31 ACRES of grass paddock to the west of the main gardens.

The property provides accommodation which extends to two main reception rooms, kitchen, and spacious utility, ground floor cloakroom, conservatory and to the first floor are four bedrooms and bathroom.

Subject to necessary consent, there could be potential to extend the accommodation further making use of its fantastic plot creating a large family home in a delightful setting.

The property offers ample off road parking, with gated access leading off a small lane on the outskirts of this well regarded village, with viewing coming highly recommended to appreciate both the location, accommodation and potential on offer.

The Conservation village of Orston has a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside the village linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour.

TIMBER LEDGE & BRACE COTTAGE LATCH ENTRANCE DOOR LEADS THROUGH INTO THE INITIAL;

ENTRANCE HALL

Having exposed beam, staircase rising to the first floor landing.

Further doors leading to;

SITTING ROOM

21'3 x 10'0 (6.48m x 3.05m)



A well proportioned reception having heavily beamed ceiling with exposed brick chimney breast, raised quarry tiled hearth and inset open grate, shelved alcove, window to the front, and French doors leading into the conservatory.



DINING ROOM

18'5 x 11'3 (5.61m x 3.43m)



Having windows to three elevations, exposed timbers to the ceiling, brick chimney breast with raised quarry tiled hearth and inset solid fuel stove, tiled floor.

A further door leads through into the;



KITCHEN

9'7 x 8'0 max (2.92m x 2.44m max)



Fitted with a range of base and drawer units, additional built-in pantry unit, wood trimmed work surfaces, inset stainless steel bowl, sink and drainer unit, space for free-standing cooker, beamed ceiling, two windows to the rear.

Further door leading to the;



UTILITY ROOM

11'11 x 8'0 (3.63m x 2.44m)



A good sized space having window to the rear, timber work surface, ceramic sink, tiled floor.

Open doorway leading through into the;



REAR LOBBY

Having window over looking the rear garden.

A further door leads to the;

GROUND FLOOR CLOAKROOM

4'6 x 3'0 (1.37m x 0.91m)

Having WC, and window to the side.

FROM THE INNER LOBBY A STABLE DOOR GIVES ACCESS INTO THE;

LEAN-TO CONSERVATORY/REAR ENTRANCE HALL

9'7 x 8'5 (2.92m x 2.57m)



Having double glazed side panels, pitched polycarbonate roof, tiled floor, double glazed door into the garden.

RETURNING TO THE ENTRANCE HALL, A STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having shelved airing cupboard.

Further doors leading to;

BEDROOM 1

18'8 x 8'1 (5.69m x 2.46m)



A well proportioned double bedroom having dual aspect with double glazed window to the front and rear, chimney breast with period cast-iron fireplace, alcoves to the side, over-stairs storage cupboard.



FROM THE INITIAL LANDING, A FURTHER DOOR LEADS THROUGH INTO AN;

INNER LANDING

12'9 max x 3'0 (3.89m max x 0.91m)

Having doors leading to;

BEDROOM 2

11'0 x 8'11 (3.35m x 2.72m)



A double bedroom having aspect over the rear garden, double glazed windows to two elevations.

BEDROOM 3

11'7 max x 9'2 max (3.53m max x 2.79m max)



An L-shaped bedroom having aspect into the rear garden, double glazed window.

BEDROOM 4

10'10 x 10'2 (3.30m x 3.10m)



A double bedroom having chimney breast, alcoves to the side, double glazed window to the front.

BATHROOM

9'7 x 5'2 (2.92m x 1.57m)



Having a suite comprising of bath with shower over, close coupled WC, pedestal wash hand basin, double glazed window.



EXTERIOR



There is no doubt that one of the main features of this property is its generous established plot which in total extends to approximately 0.6 acres comprising of 0.29 acres of more formal garden surrounding the cottage, with a separate 0.31 acre enclosed paddock. The cottage is accessed off an initial lane which leads onto a gated gravel driveway providing a good level of off road parking, with lawned gardens lying directly to the rear of the property which leads on to a small orchard, greenhouse and outbuilding. The paddock is accessed via a footpath which dissects the two areas of land and enters close to the entrance of Vale Cottage, lying to the westerly side of the main garden. It's important that a public footpath public footpath runs to the south western edge of the plot, entering the initial gateway and leading out onto open fields to the westerly side.





GARDENS



Likely to require a general programme of maintenance but provide a fantastic outdoor space, perfect for those looking for a large garden with the addition of a small paddock, ideal for grazing for those looking for a more self-sufficient lifestyle.

TENURE

Freehold

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E

ADDITIONAL NOTES

Please note a public footpath runs to the south western edge of the plot, entering the initial gateway and leading out onto open fields to the westerly side.

The property is situated within the village conservation area.

There is planning permission for a detached dwelling within the grounds of a neighbouring property. Additional details available on RBC planning portal under ref:-22/01768/FUL

We are informed the property is on mains electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property is located off a private driveway shared with adjacent dwellings.

The property and land associated are on more than one title.

ADDITIONAL INFORMATION

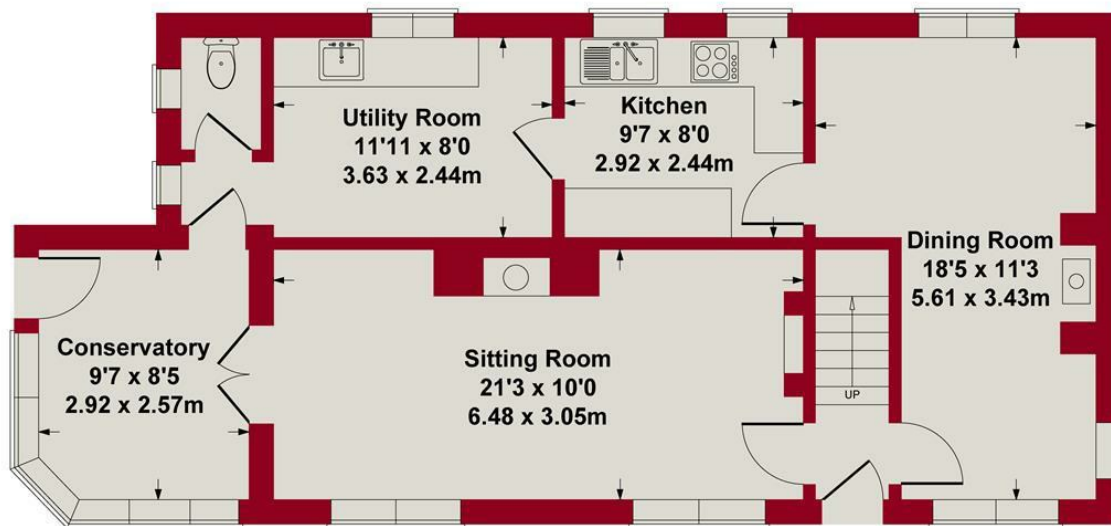
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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#>

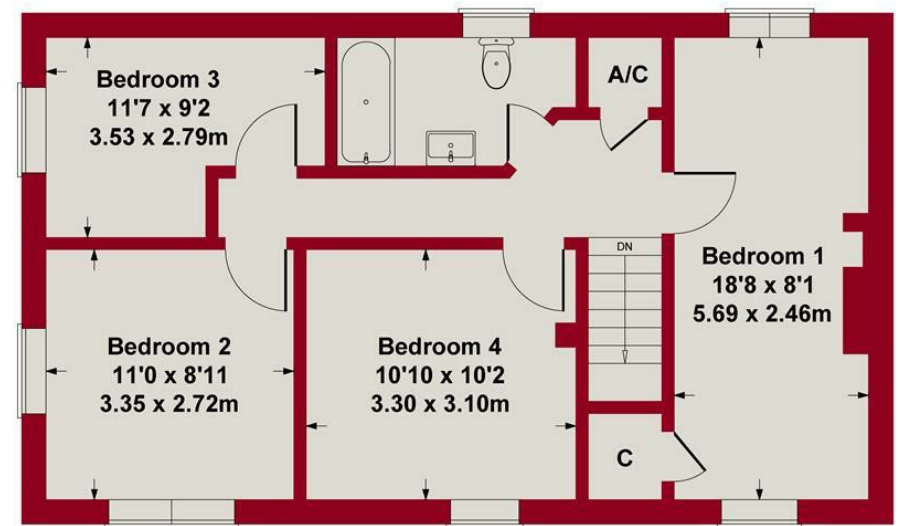
Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

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



GROUND FLOOR



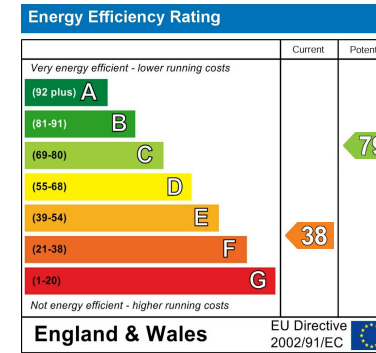
FIRST FLOOR

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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