



**Rangers Cottage, Screveton Road, Car Colston,
Nottinghamshire, NG13 8JG**

£650,000

Tel: 01949 836678

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

- Detached Period Cottage
- 3 Double Bedrooms
- Open Plan Dining Kitchen
- Walled South Facing Rear Garden
- Additional planning approval 23/01874/FUL
- Sympathetically Modernised & Extended
- 2 Receptions
- Utility/Cloak Room
- Additional Outdoor Office/Gym
- Garage & Driveway

We have pleasure in offering to the market this delightful, detached, period cottage set within the highly regarded village of Car Colston, being one of Nottinghamshire's most sought after villages with its attractive central common green overlooked by the village cricket club and the Royal Oak public house a short walk away.

The property itself offers a deceptive level of accommodation having been sympathetically extended and renovated to provide both traditional and modern elements as well as a versatile layout large enough to accommodate families. It would however also appeal to a wider audience, whether it be from professional couples or even those downsizing from larger dwellings. The cottage also benefits from further planning approval to extend the kitchen and linking it to the main sitting room, demonstrating additional potential as a long term home.

Internally the property is tastefully presented throughout with many rooms offering exposed beams, attractive fireplaces with the heart of the home likely to become the open plan dining kitchen which benefits from aspects to three elevations and is beautifully appointed with a range of heritage style units, integrated appliances and central island with granite preparation surfaces. Two further receptions provide versatile living, the attractive sitting room having part vaulted ceiling, feature fireplace and doors leading out into the rear garden. In addition there is a useful cloak room/utility and side entrance porch and attractive central hallway.

To the first floor there are three bedrooms and a spacious bathroom, again well appointed with a modern but traditional style suite.

As well as the internal accommodation the property occupies a delightful location with driveway to the side and a walled, south facing garden at the rear which affords an attractive aspect across to the pretty church, providing a wonderful back drop.

Located within the garden is a professional conversion of part of the original brick and pantiled outbuildings, providing a fantastic, versatile reception space perfect as a home office or gym, while retaining the garaging to the front.

Overall this is a fascinating, individual and unique home with viewing coming highly recommended to appreciate both the location and accommodation on offer.

CAR COLSTON

Car Colston is a much sought after village which has a public house, village hall and children's nursery. There are excellent primary schools in the adjacent villages of East Bridgford, Flintham and Aslockton, all having excellent Ofsted ratings.

Further facilities can be found in the nearby market town of Bingham including a range of local shops, doctors and dentists surgeries, leisure centre and railway station with links to Nottingham and Grantham. From Grantham there is a high speed train to King's Cross in just over an hour.

The village is also ideally placed for commuting being convenient for the A52 and A46 with good links to the A1 and M1.

AN ATTRACTIVE SOLID OAK ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

An attractive space having a beamed ceiling with inset downlighters, a useful built in cloaks cupboard which provides an excellent level of storage, Travertine effect tiled floor, spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath and, in turn, further cottage latch doors leading to:

SITTING ROOM

12'10" x 13'2" (3.91m x 4.01m)

A really attractive addition to the property providing a versatile reception space benefitting from an aspect out into the rear garden, having attractive part pitched ceiling with central rose, feature wall with chimney breast, exposed brick fireplace with slate hearth and inset solid fuel stove with timber mantel over, shelved downlit alcoves to the side, oak effect flooring, central heating radiator concealed behind feature cover and double glazed French doors into the garden.

DINING KITCHEN

20'9" x 11'2" (6.32m x 3.40m)

A well proportioned, light and airy, open plan space which benefits from windows to three elevations including attractive sliding sashes to the front and rear. The room offers a great deal of character, having heavily beamed ceiling and dual sided chimney breast with inset solid fuel stove and attractive timber mantel above. The kitchen is appointed with a generous range of bespoke farmhouse style units finished in heritage colours with quartz preparation surfaces and complementing central island unit with butcher's block preparation surface providing a fantastic working area as well as breakfast bar for informal dining, with additional storage beneath. Integrated appliances include fridge, freezer, dishwasher and free standing Rangemaster electric range, also space for further under counter appliance, dual ceramic Belfast style sink with brushed metal mixer tap, Travertine effect tiled floor, two central heating radiators and a further open doorway leading through into:

DINING ROOM

12'7" x 10'3" (3.84m x 3.12m)

A versatile reception space ideal as formal dining lying adjacent to the kitchen, having opposing side of the dual aspect chimney breast with solid fuel stove and timber mantel above, alcove to the side with integrated storage cupboard, heavily beamed ceiling, continuation of the tiled floor, built in shelved pantry, sliding sash windows to the front and side and further stable door leading through into:

UTILITY/SIDE ENTRANCE HALL

8'6" x 5'6" (2.59m x 1.68m)

Having a preparation surface with oil fired Worcester central heating boiler beneath, built in seating area, cloaks hanging space, attractive tongue and groove panelling, part pitched ceiling with exposed timber purlin, quarry tiled floor, windows to the front and side and addition stable door at the rear.

Returning to the initial entrance hall a further cottage latch door gives access through into:

GROUND FLOOR CLOAKS/UTILITY ROOM

8'3" x 4'8" (2.51m x 1.42m)

A really useful space which combines a ground floor cloak room with two piece suite as well as a concealed utility area with bifold doors behind which lies a work surface with plumbing for washing machine and space for tumble dryer beneath. In addition there is continuation of the Travertine style tiled floor, tongue and groove effect panelling and an obscured glazed window to the side.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having further doors, in turn, leading to:

BEDROOM 1

11' x 12' max (3.35m x 3.66m max)

An attractive double bedroom having part pitched ceiling, panel effect elevation, useful over stairs storage cupboard, two central heating radiators and sealed unit double glazed casement windows offering a delightful aspect into the rear garden.

BEDROOM 2

13'2" x 9'4" max (4.01m x 2.84m max)

A further L shaped double bedroom with a pleasant dual aspect having sliding sash window to the front and additional window with pleasant views down the lane to the side. In addition the room having chimney breast with both shelved alcoves and low level storage cupboard, part pitched ceiling and central heating radiator.

BEDROOM 3

11'5" x 8'4" (3.48m x 2.54m)

Currently utilised as a dressing room but would make a third bedroom or first floor office, having part pitched ceiling, central heating radiator and sliding sash window to the front.

BATHROOM

9'9" max x 10'11" max (2.97m max x 3.33m max)

A fantastic, well proportioned, L shaped bathroom flooded with light benefitting from windows to two elevations including sash to the rear with aspect across the garden. The room is tastefully appointed with a suite comprising traditional style, double ended roll top bath with free standing mixer tap and integral shower handset, stone effect splash backs, separate shower enclosure with wall mounted mixer with both independent handset and rainwater rose over, tiled alcoves and splash backs, close coupled WC and traditional style vanity unit with inset washbasin, combination towel radiator and inset downlighters to the ceiling.

EXTERIOR

The property occupies a delightful location within this highly regarded and much sought after village, fronting the lane with access to the side onto a driveway providing off road car standing for several vehicles which in turn leads to a courtyard style area and the front door. The driveway in turn leads onto a detached brick and pantiled garage. An outbuilding to the rear of the garage has been converted to create a fantastic out door reception space, currently utilised as a home office but would make an excellent gym or additional reception area having double glazed windows and French doors at the rear into the garden. The garden is mainly laid to lawn with block set pathways, seating areas and established borders, enclosed in the main by brick walls and affording a pleasant aspect across to the village church.

GARAGE

17'9" x 10'4" (5.41m x 3.15m)

Having up and over door, power and light, window and courtesy door to the side, pitched ceiling with storage area in the eaves and also housing the electrical consumer unit.

A further courtesy door at the rear leads through into:

GARDEN ROOM/OFFICE

17'6" x 9'5" (5.33m x 2.87m)

Professionally converted, having been insulated to provide a really useable space with part pitched ceiling, inset downlighters and skylight, double glazed windows and French doors to the rear, electric heater, oak effect flooring and deep skirtings. Currently utilised as a home office and gym this is a fantastic, versatile, space with a pleasant aspect into the garden.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

PLANNING

In addition to the current accommodation, planning was granted in December 2023 for a

further single storey addition, linking the living area of the kitchen to the main sitting room. Although not implemented, this does show the further potential available to extend the current accommodation further. Details can be found on Rushcliffe Borough Council's planning portal, under reference:- 23/01874/FUL

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>

ADDITIONAL NOTES

The property is understood to have mains electricity, drainage and water. Central heating is oil fired (information taken from Energy performance certificate and/or vendor).
The property lies within the village conservation area.











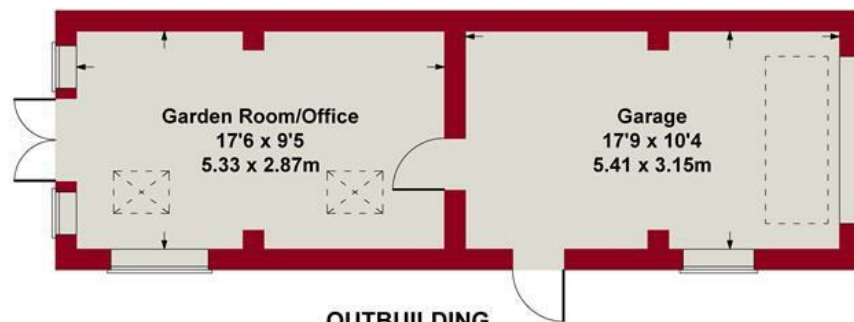




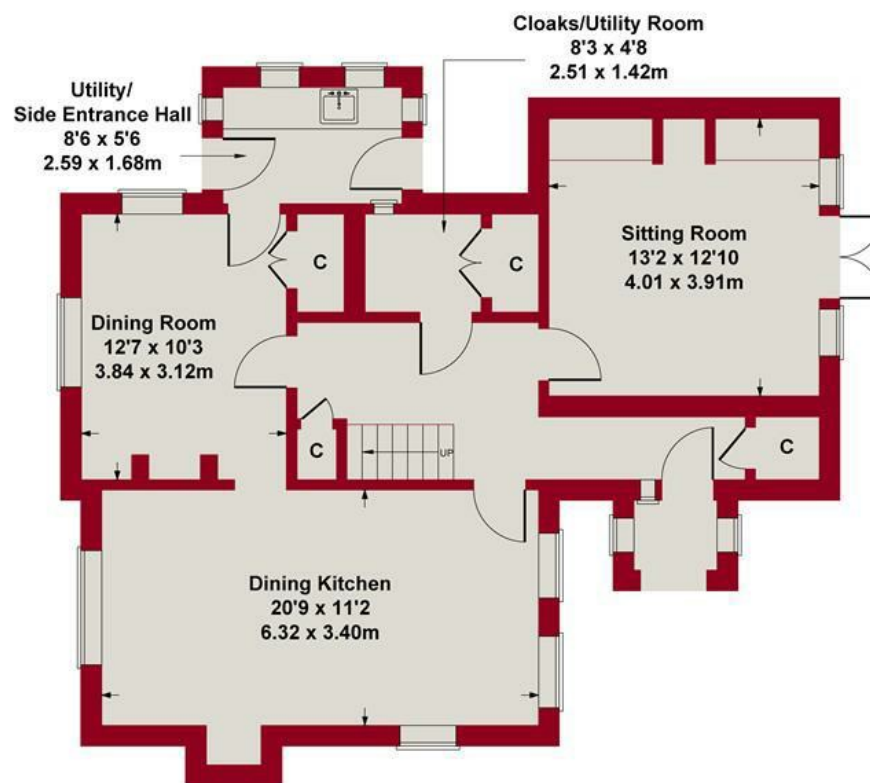




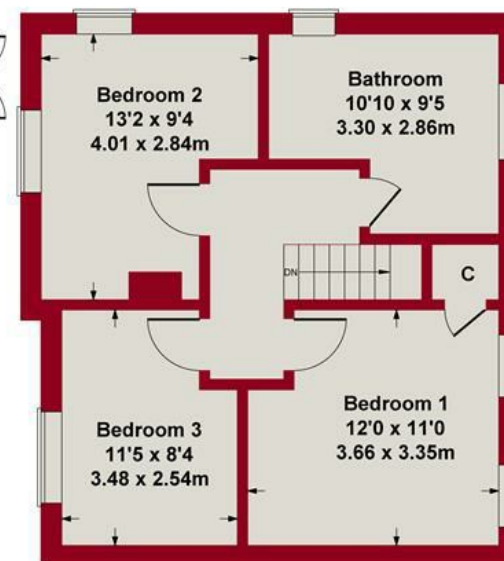




OUTBUILDING



GROUND FLOOR



FIRST FLOOR

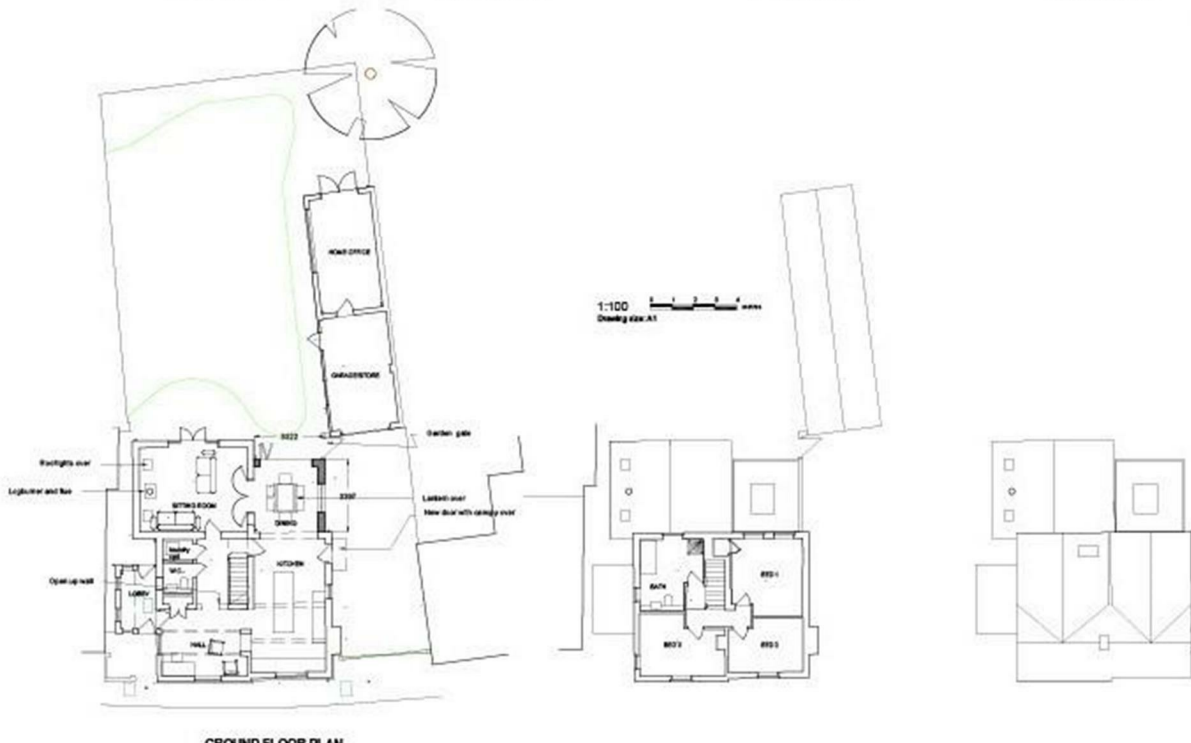
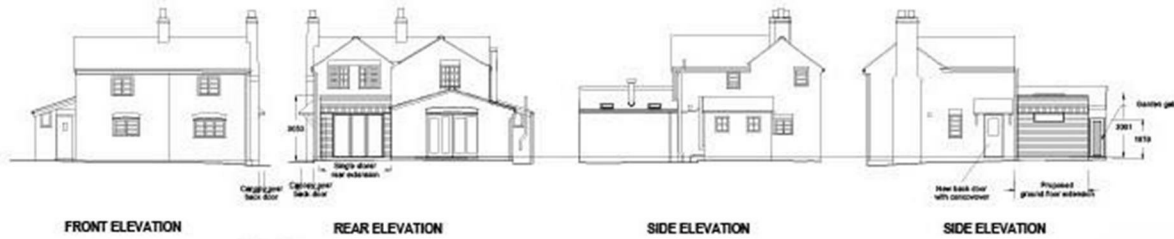
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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Drawing size A1



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

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



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



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