



**Corner Cottage Staythorpe Road, Averham,  
Newark, Nottinghamshire, NG23 5RA**

**Asking Price £525,000**

**Tel: 01636 611811**

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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



Corner Cottage, dating back to the 18th Century, provides excellent well planned family accommodation with three reception rooms, four bedrooms, double garage and workshop. Range of domestic buildings and grounds extending to 0.3 acre or thereabouts.

The property, originally thought to be two cottages (there are two existing staircases) incorporates early stone base coursing in parts of the structure. Central heating is gas fired with panelled radiators and most windows are replacement uPVC double glazed units. A double garage and workshop were constructed just over twenty years ago and an extensive range of outbuildings, contemporary with the age of the cottage, are also of brick and pantile construction. The accommodation is well planned and practical for a modern family lifestyle. The property is conveniently situated and the village is only 3 miles from Newark and 5 miles from Southwell.

The accommodation comprises, on the ground floor, porch entrance, sitting room, conservatory, inner lobby, living room, dining room, 21' kitchen, utility room and pantry. The first floor provides a galleried landing, four bedrooms, master ensuite, bathroom and separate WC.

Averham, a small relatively unspoilt village with the Minster town of Southwell 5 miles to the south, and the thriving market town of Newark 3 miles to the east, is ideally located for schools and amenities. Southwell schooling is of renowned standards across the age ranges. The market town of Newark offers an extensive range of retail amenities, professional services, restaurants and leisure facilities including a sports centre and marina. From Newark there is direct access to the A1 national road network and fast direct rail links to London King's Cross with journey times just over 75 minutes. The City of Nottingham is approximately 20 miles and there is a direct rail service from Newark Castle station to Nottingham and Lincoln. Perhaps as just conveniently, commuters can catch a train from Fiskerton station direct to Nottingham city centre. The popular Fox Inn at Kelham is just under a mile away. The famous Robin Hood Theatre is located close to St Mary's Church in the village. Unusually Averham 'little theatre' has, in the past, hosted professional productions

and enjoys great support from the wider locality.

The property stands on a corner plot location with return frontage to Church Lane. Constructed principally with brick elevations under a pantile roof the following accommodation is provided:

### GROUND FLOOR

#### PORCH ENTRANCE

Front lobby and entrance door.

#### SITTING ROOM

14' x 12'5 (4.27m x 3.78m)



Measured into the Inglenook fireplace with oak beam and stone fireplace surround. The room has a centre ceiling beam, uPVC front window and single glazed wood framed internal window. Two radiators.

### CONSERVATORY

22' x 9'10 (6.71m x 3.00m)



Constructed on a brick base with a polycarbonate roof, tiled floor and centre opening French windows to the garden.

### LIVING ROOM

15'11 x 10'5 (4.85m x 3.18m)



Stone fireplace surround and beamed Inglenook. Double glazed uPVC door to the garden. This is an L-shaped room extended by an area 11'11 x 9'10, this area having a brick chimney breast and radiator.





### DINING ROOM

12'3 x 11'8 (3.73m x 3.56m)



Centre ceiling beam, radiator, fireplace mantle and surround, uPVC window.

### KITCHEN

21' x 12'3 (6.40m x 3.73m)  
Reducing to 9'2 in width.



Wall units, base units and working surfaces incorporating a stainless steel sink unit and drainer. Integrated electric hob and oven. Gas central heating boiler, double panelled radiator and uPVC double glazed window.

### UTILITY ROOM

9'9 x 7' (2.97m x 2.13m)

With Belfast sink, single glazed window and uPVC rear entrance door.

### PANTRY

9'10 x 3' (3.00m x 0.91m)

With shelving.

## FIRST FLOOR

### GALLERIED LANDING

Long landing with recess and radiator.

### BEDROOM ONE

12'6 x 11'4 (3.81m x 3.45m)



With uPVC window, radiator, vaulted ceiling and connecting door to the ensuite.

### ENSUITE

9'6 x 9'2 (2.90m x 2.79m)

Shower cubicle with electric shower, pedestal basin, built-in airing cupboard with hot water cylinder, uPVC double glazed window and door to the second staircase.



### BEDROOM TWO

12'7 x 11'1 (3.84m x 3.38m)



With vaulted ceiling, uPVC double glazed window, radiator.

### SEPARATE WC

With low suite WC.

### BATHROOM

12'3 x 6'3 (3.73m x 1.91m)

Shower cubicle, electric shower, bath, pedestal basin and low suite WC.

### BEDROOM THREE

14'6 x 10'7 (4.42m x 3.23m)

Two uPVC double glazed windows, radiator and built-in cupboard.

### BEDROOM FOUR

12'2 x 9'11 (3.71m x 3.02m)

UPVC window, radiator.

### OUTSIDE

### DOUBLE GARAGE

17'6 x 16'6 (5.33m x 5.03m)



Brick construction, two up-and-over doors, power and light connected.

### WORKSHOP AREA

12' x 10 (3.66m x 3.05m)

Incorporated in the garage building.



A range of domestic outbuildings of brick construction, with power and light connected, under a pantiled roof provide:

### STORE ONE

12'7 x 7'6 (3.84m x 2.29m)

### WORKSHOP

12' x 12' (3.66m x 3.66m)

### STORE TWO

12' x 9' (3.66m x 2.74m)

### STORE THREE

12' x 9' (3.66m x 2.74m)

Outside is a block paved driveway and front lawned area, rear patio and lawn, the property is outlined on the attached plan for identification purposes and in all extends to 0.3 acre of thereabouts.





### **VIEWING**

Strictly by appointment with the selling agents.

### **COUNCIL TAX**

The property falls under Newark and Sherwood District Council Tax Band D.



### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property.

### **TENURE**

The property is freehold.

### **POSSESSION**

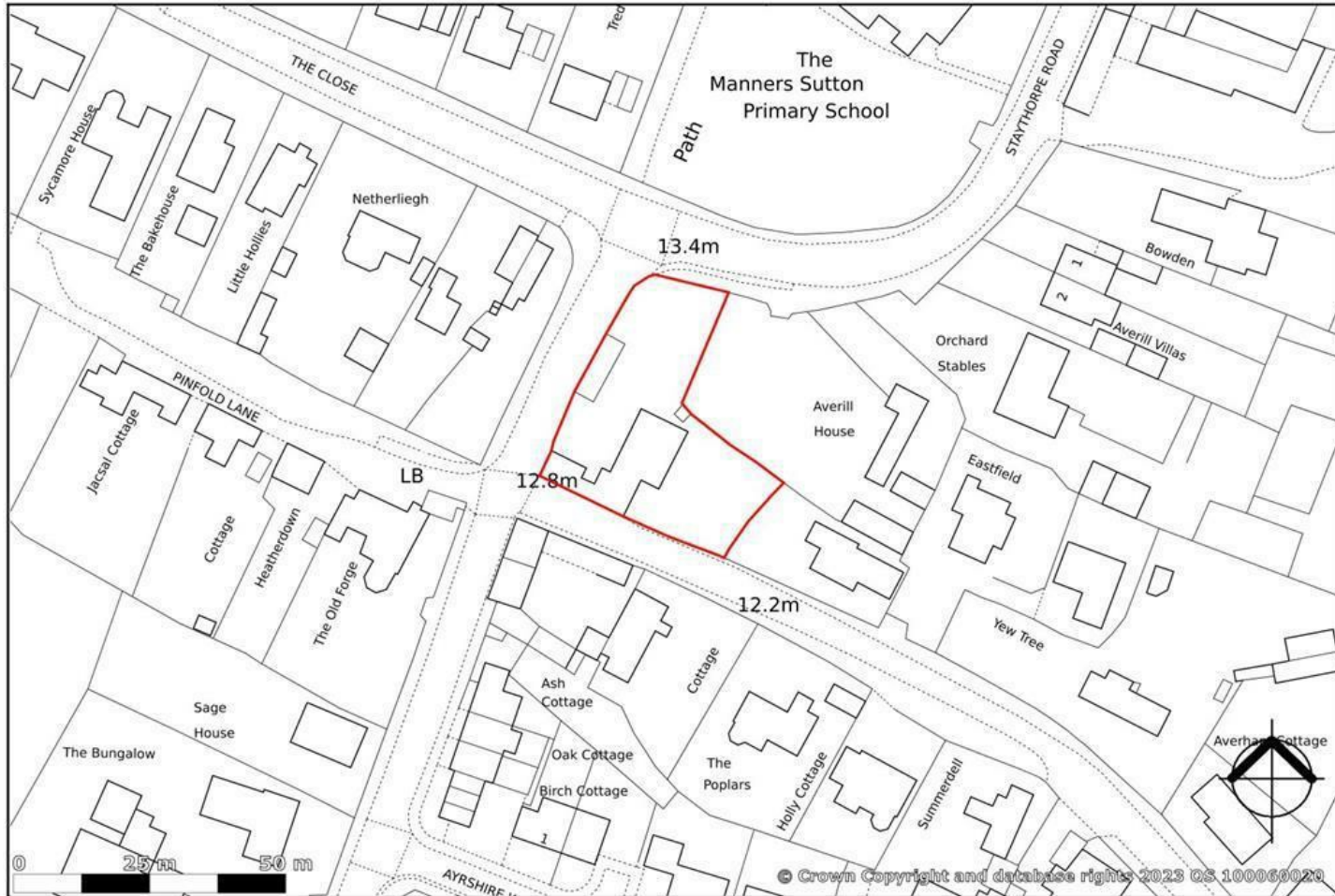
Vacant possession will be given on completion.

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



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Plotted Scale - 1:1,250

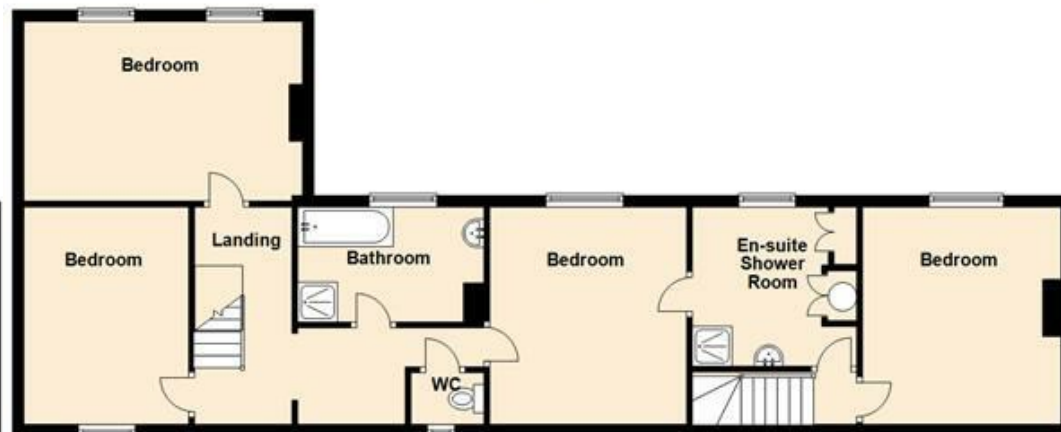
### Ground Floor

Approx. 196.2 sq. metres (1290.8 sq. feet)



### First Floor

Approx. 85.8 sq. metres (923.6 sq. feet)



Total area: approx. 202.0 sq. metres (2174.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 01636 611811



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