



**Ryalls Cottage Main Street, Eakring,
Newark, NG22 0DD**

Or Nearest Offer £185,000

Tel: 01636 611811

 **RICHARD
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A very attractive detached two bedroomed cottage for renovation. The property is situated within the Eakring village conservation area. The property stands exceptionally well in the village; it has the potential to be a delightful home and the secluded garden area offers a blank canvas for personal design. The current gross internal area of the property is 718 sq. ft with a good sized eat-in kitchen, a good sized sitting room and two double sized bedrooms upstairs. There is scope to extend and/or build above the rear single storey area and the brick and pantile outbuilding has potential for extension or conversion, both subject to Planning Permission. There may also be space for secure parking alongside the south gable, again subject to Planning Permission.

The village of Eakring is conveniently situated within easy commute distance of Nottingham, Newark, Mansfield and Southwell, and has a school bus service to Southwell. This very pretty village is set in rolling countryside and natural landscape beauty. Approached by country lanes, the village, offers miles of surrounding countryside for walks and leisure. St Andrew's Church is a focal point and a local landmark of the village. There is also a village hall and a village pub, the Savile Arms.

The property is constructed with rendered masonry elevations under a clay pantiled roof. The chimney stack has been repointed and two disused chimneys capped off and ventilated. A new main chimney pot has been replaced and fitted with a removable cap to enable future use if required. Lead flashings around the chimney have been replaced and lead flashing to the lean-to roof has been re-dressed. The windows are single glazed. Central heating is oil fired. The kitchen, bathroom and some areas of plaster have already been stripped out to aid renovation.

The following accommodation is provided:

GROUND FLOOR

ENTRANCE

Panelled entrance door.

HALL

With cupboard under the stairs.

LOUNGE

12'2 x 12' (3.71m x 3.66m)



A pleasant room with dual aspect, heavily beamed ceiling, radiator and brick fireplace surround. Fitted wall lights, door to staircase off.

KITCHEN

12' x 10'5 (3.66m x 3.18m)



(narrowing to 9'3)



With dual aspect windows, heavily beamed ceiling, stainless steel sink unit, radiator. Cooker point and space for table.

BATHROOM

8'10 x 4'8 (2.69m x 1.42m)

A basic bath and wash basin has been installed to facilitate normal mortgage facilities. Airing cupboard with Worcester Bosch oil fired central heating boiler and removable shelves. Low suite WC still in situ and in working order.

FIRST FLOOR

LANDING

With radiator and Nuaire Dri-Eco-Heat Positive Input Ventilation - 4 year unexpired warranty.

BEDROOM ONE

11'11 x 11 (3.63m x 3.35m)



A light and airy room with dual aspect and views of the garden; lofty vaulted ceiling, radiator.

BEDROOM TWO

10'8 x 8'9 (3.25m x 2.67m)



With radiator and large built in bulkhead cupboard. Lofty vaulted ceiling, hatch to insulated roof space.

OUTSIDE



The property has a pleasant enclosed garden. A concrete path leads to the main entrance facing Main Street and beyond it is a secure wrought iron garden gate. On the south gable there is a further wrought iron gate leading onto a path with low retaining wall. This leads round to the rear of the cottage and a private sitting out area by the back door. From this there are three steps up to the garden, paved patio area and outbuilding. The garden is surrounded by a high, dense, privet hedge on the south and east boundaries providing excellent privacy.

OUTBUILDING

14'6 x 8' (4.42m x 2.44m)

(approximate overall external measurements including the closet)

Of brick and pantiled construction.

Titan Ecosafe oil storage tank on a concrete base with shuttered concrete wall surround.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.

TENURE

The property is freehold. The allotment garden shown on Title Number NT365983 is not included in the sale of the property. The vendor's solicitors will split the Title on sale of the property.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

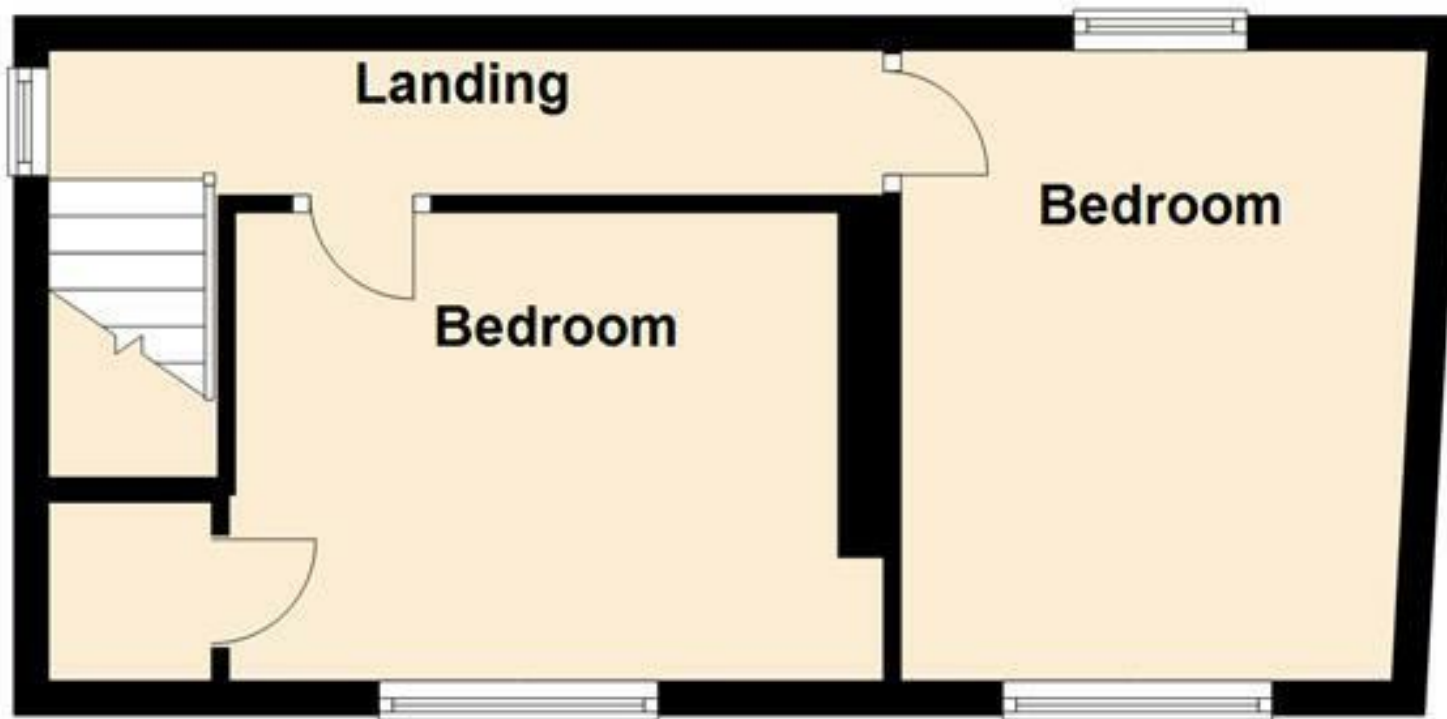
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band C.

First Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



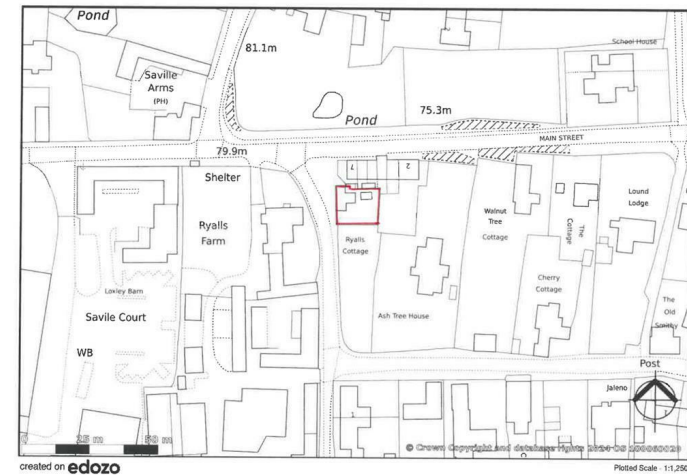
Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 66.7 sq. metres (718.1 sq. feet)

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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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