



**Springhead Cottage, 13 Middle Holme  
Lane, Sutton-On-Trent, Newark, NG23 6PG**

**£425,000**  
Tel: 01636 611811

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

Springhead Cottage stands in a delightful garden with privacy and seclusion. The property is within the village conservation area on a no through road adjacent to the Sutton Holmes grass land, providing miles of countryside and riverside walks. Believed to date back to the early 18th Century, the property has been extended and exceptionally well maintained. The property is steeped in character, featuring beamed ceilings and pine doors. The rooms are surprisingly spacious, lofty, light and airy throughout. The accommodation includes a family room, adaptable as a third bedroom, with adjacent shower room.

The accommodation provides on the ground floor, entrance lobby, 20ft sitting room, separate dining room, 16ft kitchen with appliances, utility room, family room/bedroom three and shower room. The first floor provides a landing, two double sized bedrooms, inner landing, small office area and a bathroom.

Externally the beautifully landscaped gardens are well stocked with plants, shrubs and trees. There is detached single garage and spacious integral store room. Central heating is oil fired. The wood framed windows have sealed unit double glazing.

The village of Sutton on Trent is situated 8 miles north of Newark. There is a range of amenities here including a Co-operative Store, Primary School, Delicatessen, Doctors Surgery and Public House. There are school bus services to Newark and Tuxford, and regular public bus services to Newark, Tuxford and Retford. Access points to the A1 are within 2 miles, providing excellent north south communications. Fast East Coast mainline trains from Newark Northgate to London King's Cross are capable of journey times in just over 75 minutes. There are rail services also from Newark to Nottingham and Lincoln providing a good commuter service.

The property is constructed with brick elevations under an interlocking tiled roof and a rear pantiled "catslide" roof. The property provides the following accommodation:

## GROUND FLOOR

### FRONT ENTRANCE LOBBY

### SITTING ROOM

20'6 x 13'5 (6.25m x 4.09m)

Fireplace with "Godin" oil fired stove standing on a quarry tiled hearth. This delightful room has a heavily beamed ceiling and a dual aspect with front window and Yorkshire sash style window in the side elevation. Pine doors to the front lobby and to the kitchen.



### DINING ROOM

14'4 x 13'8 (4.37m x 4.17m)

A pleasant aspect of the garden, heavily beamed ceiling, fireplace with provision for electric fire. Double panelled radiator, ceramic tiled floor and a useful storage cupboard under the stairs.



### KITCHEN

16'11 x 9' (5.16m x 2.74m)

Wall cupboards, base units and working surfaces incorporating a one and a half sink unit. Appliances including an electric hob, oven and microwave with fitted tall cupboards. Dresser unit and china cabinet, Yorkshire slider style window in the rear elevation. Double panelled radiator.



### UTILITY ROOM

6'4 x 6'3 (1.93m x 1.91m)

Grant oil fired central heating boiler, radiator, tiled floor. Corridor and rear entrance door.

### FAMILY ROOM/BEDROOM THREE

12'5 x 10'9 (3.78m x 3.28m)

Containing the hot water cylinder, hob type fireplace and recessed storage area, radiator.



### SHOWER ROOM

Shower cubicle with electric shower, basin and low suite WC. Towel rail and wall mounted electric fan heater.

### FIRST FLOOR

Staircase rises to a first floor landing.

### BEDROOM ONE

14' x 13'9" (4.27m x 4.19m)



With lofty partially vaulted ceiling. Low window, two double panelled radiators, centre ceiling beam and exposed wall timbers.



### INNER LANDING

With Velux roof light and exposed wall timbers.

### BEDROOM TWO

12' x 9'11" (3.66m x 3.02m)

Fitted pine wardrobes comprising two double and a single. Built in cupboard in the bulk head area. Lofty partially vaulted ceiling with centre beam, radiator.



### OFFICE

10' x 5'8" (3.05m x 1.73m)

Internal space with no window, whilst providing a useful computer space. Built linen cupboard, electric wall heater, door to extensive roof space storage.



### BATHROOM

10'3" x 8'1" (3.12m x 2.46m)



Shower with glass screen, electric shower, basin, low suite WC with fitted unit. Velux roof light, radiator and hatch to the roof space.



## OUTSIDE

### DETACHED SINGLE GARAGE

16'10 x 10'2 (5.13m x 3.10m)



Up and over door, double power point and electric light.



## INTEGRAL STORE

10' x 9'9 (3.05m x 2.97m)

With power point and electric light.



The property has a field gate entrance and a gravelled driveway. The gardens are beautifully landscaped. In front of the house there is a lawned area, pond and water feature. The front garden provides a variety of shrubs and trees. An enclosed garden to the rear of the garage is walled on the south boundary. Here there is a small pond. To the side of the property is a block paved yard with outside water tap and a mini greenhouse included in the sale.



### **SERVICES**

Mains water, electricity, and drainage are connected to the property. Central heating is oil fired. There is a bunded oil tank (2,500 litres) standing on a concrete base and concealed to the side of the garage.

### **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.

### **VIEWING**

Strictly by appointment with the selling agents.

### **COUNCIL TAX**

This property comes under Newark & Sherwood District Council Tax Band E.

### Ground Floor

Approx. 90.3 sq. metres (971.7 sq. feet)



### First Floor

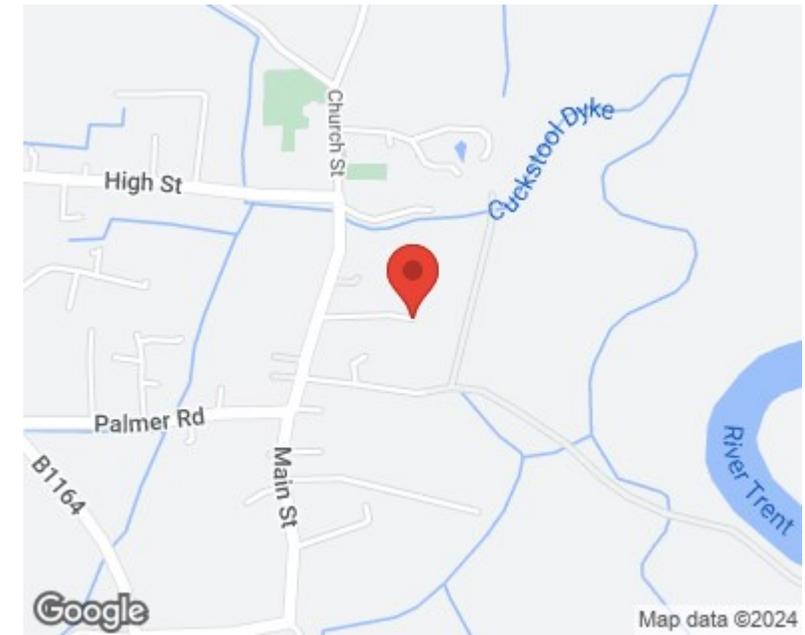
Approx. 54.1 sq. metres (582.3 sq. feet)



Total area: approx. 144.4 sq. metres (1554.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
	<b>40</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



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