



Rose Cottage Bathley Lane, Little Carlton,  
Newark, NG23 6BY

**£425,000**  
Tel: 01636 611811

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A charming two bedroom village cottage with outbuildings, stables and paddocks, in all extending to 1.915 acres (0.775 hectare) or thereabouts. This is a property of considerable charm and character with immense potential.

The property has an oil fired central heating system and the accommodation on the ground floor provides entrance porch, kitchen, dining room, sitting room, rear lobby, utility/boiler room and separate WC. The first floor provides two double sized bedrooms and a spacious bathroom. There is a range of brick outbuildings comprising a loose box and two stables. The property has a recently built gravelled driveway, delightful cottage gardens and grass paddocks extending to the rear.

Rose Cottage is ideal for those seeking a country cottage with a secluded location, gardens and a paddock, which offers potential to extend subject to the relevant planning permissions. Viewing is highly recommended.

Little Carlton is a village situated just 3 miles from Newark and 1 mile from South Muskham. The location is ideal for commuting to Newark, Lincoln and Nottingham. Access points to the A1 and A46 dual carriageways are nearby. Newark Northgate railway station has trains connecting to London King's Cross with journey times around 1 hour 20 minutes. The nearest primary school is Muskham Primary School at North Muskham which has a good Ofsted report. Nearby secondary schools include Magnus Church of England Academy and the Newark Academy, both schools have good Ofsted reports. Shopping facilities at Newark include an M&S food hall along with Morrisons, Waitrose, Asda and Aldi supermarkets.

Rose Cottage is traditionally built with brick elevations, Dormer windows and a pantiled roof. There is evidence that this is a 17th Century timber framed house. The elevations incorporate a blue brick damp proof course and the property has oil fired central heating. The living accommodation is arranged over two levels and can be described in more detail as follows:

### GROUND FLOOR

With wood panelled entrance door.

### KITCHEN

15'1 x 11'1 (4.60m x 3.38m)



Fitted with base cupboards, working surfaces incorporating a stainless steel sink unit, wall cupboards, radiator.

### DINING ROOM

14'11 x 11'10 (4.55m x 3.61m)



Heavily beamed ceiling, radiator, connecting door to the rear lobby.

### SITTING ROOM

14'11 x 11'8 (4.55m x 3.56m)  
(measurements include the staircase recess)



Stone fireplace, radiator, dual aspect windows.

### REAR LOBBY

7'2 x 6'2 (2.18m x 1.88m)

Radiator, high level window.

### UTILITY/BOILER ROOM

8'2 x 7'10 (2.49m x 2.39m)

Boulter oil fired central heating boiler, wall shelving and a built in cupboard.

### SEPARATE WC

With high level WC, pedestal wash hand basin and radiator.

### FIRST FLOOR

### LANDING



### BEDROOM ONE

11'9 x 11'11 (3.58m x 3.63m)



With radiator, Dormer window, fitted cupboards and connecting door to the bathroom.

### BEDROOM TWO

12'8 x 10'6 (3.86m x 3.20m)



With radiator and Dormer window.

### BATHROOM

11'4 x 11' (3.45m x 3.35m)



With a white suite comprising panelled bath, pedestal wash and basin and a low suite WC. Large eave's cupboard, radiator and airing cupboard containing the hot water cylinder and immersion heater.

### OUTSIDE



There is a metal field gate giving access to the recently built gravelled driveway which extends along the front of the plot and also to the front of the cottage, providing ample parking and turning space. A wooden pedestrian

gate gives access to a path through the cottage front garden leading to the front door.

There is a rear garden and a former vegetable garden area.



The grass paddock extends to the rear boundary, in all the property stands in 1.915 acres (0.775 hectares) or thereabouts.





Stable one has a trough and both recently re-roofed.

#### PLAN

A plan is attached to these particulars outlining the property is red, in all extending to 1.915 acres or thereabouts. This plan is for identification purposes only.



Integral storage shed and outside tap.

There is a range of brick outbuildings comprising:

#### STABLES ONE AND TWO

12' x 12' (3.66m x 3.66m)  
(measurement for each stable)



#### ANCIENT MONUMENT DESIGNATION

The paddocks and part of the garden lies within the boundary of the scheduled ancient monument 'Little Carlton Medieval Village and part of the Meadow Field System'. The site is protected under the Ancient Monuments and Archaeological Areas Act of 1979. The land therefore must be maintained in its existing form for grazing purposes only.

The Historic England list entry number for reference is 1019870.

#### SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in Little Carlton. The central heating system is oil fired.

#### TENURE

The property is freehold.

#### VIEWING

Strictly by appointment with the selling agents.

#### 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.

## **COUNCIL TAX**

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

1.915 acres  
0.775 ha

Rose  
Cottage

11.6m

Maple  
House

Sunningdale

Pendaris

Grange Farm  
Cottages

Cherr

FB

0 25 m 50 m

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### Ground Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



### First Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



Total area: approx. 112.0 sq. metres (1205.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		22
(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.*

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



**RICS**



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