



**The Old Post Office High Street, Laxton,
Newark, NG22 0NX**

O.I.R.O £250,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An exciting renovation project comprising the former Post Office and house together with a range of outbuildings and extending to 7623 sq.ft (0.175 acre or thereabouts). Evidently dating back to the 18th Century with later additions the property stands within the historic village of Laxton Conservation Area, derived from it's medieval origins. This genuinely unspoilt village, rural and farming community, covers an area of beautiful rolling countryside with the last remaining working open fields system managed through the Manorial Court.

The existing accommodation comprises on the ground floor, former sales shop, stock room, entrance lobby and staircase, living room, kitchen, walk-in pantry, bathroom and second staircase to the first floor. The first floor provides four double sized bedrooms. Externally there is a range of outbuildings constructed of brick elevations under a pantile roof comprising coal house with loft above, small garage, stable and garden store. There is an area to the west side of the cottage and a long rear garden.

The village of Laxton is situated approximately 9 miles north of Newark, convenient for access to the A1 and within commuting distance of Southwell, Newark and Nottingham. Laxton village is steeped in history and is unique in that the Open Fields System of farming has survived unchanged since before the Norman Conquest. The Dovecote Inn is a popular local public house with excellent restaurant facilities. The village is within the Tuxford Academy catchment area for secondary schooling and Kneesall primary school, both having excellent reputations. The property stands on High Street and there are mostly period houses, cottages and farmsteads within the immediate vicinity. The Church of St. Michael the Archangel stands within a prominent position within Laxton and is a landmark for some way around. The oldest parts of the church have been dated to about 1190.

Recreational facilities in the locality include Rufford Abbey Country Park, the National Holocaust Centre with also miles of country lane walks surrounding the village.

Newark on Trent is on the East Coast mainline railway with services from Newark Northgate to London King's Cross

and journey times of just over 75 minutes.

The property is constructed of brick and part rendered elevations under a pantiled roof (evidently re-roofed circa 2002) and the following accommodation is provided:

GROUND FLOOR

SALES SHOP

15'3 x 11'9 (4.65m x 3.58m)



With front window and door, old brick floor.

STOCK ROOM

12'5 x 8'11 (3.78m x 2.72m)

With old meat hooks and Quarry tiled floor.

ENTRANCE LOBBY AND STAIRCASE

LIVING ROOM

12'8 x 12'8 (3.86m x 3.86m)

(plus 10' x 5')



With a tiled fireplace, built in cupboard and night storage heater.

KITCHEN

12'11 x 12'6 (3.94m x 3.81m)



With uPVC double glazed window, old range-type fireplace, double drainer sink unit, cupboard containing the hot water cylinder.

WALK IN PANTRY

With shelving.

BATHROOM

6'9 x 5'8 (2.06m x 1.73m)



With bath and basin.

SEPARATE WC

With close coupled WC.

Staircase to the first floor.

FIRST FLOOR

BEDROOM ONE

12'10 x 12'9 (3.91m x 3.89m)



UPVC double glazed window.

BEDROOM TWO

12'8 x 12'8 (3.86m x 3.86m)



With UPVC double glazed window and connecting door to the second staircase.

INNER LANDING & SECOND STAIRCASE

BEDROOM THREE

11'5 x 9' (3.48m x 2.74m)



With hatch to the roof, uPVC double glazed window.

BEDROOM FOUR

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



OUTSIDE



There is a range of outbuildings constructed of brick elevations under a pantiled roof comprising:

INTEGRAL COAL HOUSE

With store above.

SMALL GARAGE

13' x 10' (3.96m x 3.05m)

STABLE

13' x 10' (3.96m x 3.05m)

GARDEN STORE

13' x 10' (3.96m x 3.05m)



There is an area to the west side of the cottage with a now redundant septic tank. Pedestrian and vehicular access on both sides of the property frontage leads to a long rear garden.



SERVICES

Mains water, electricity and drainage are all connected to the property. Mains water subject to an easement with the adjoining property, Green Peace Cottage.

TENURE

The property is freehold.

We are aware of an historic Easement and subject to legal advice Indemnity can be obtained.

NOTE

The red post box is in use by Royal Mail.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

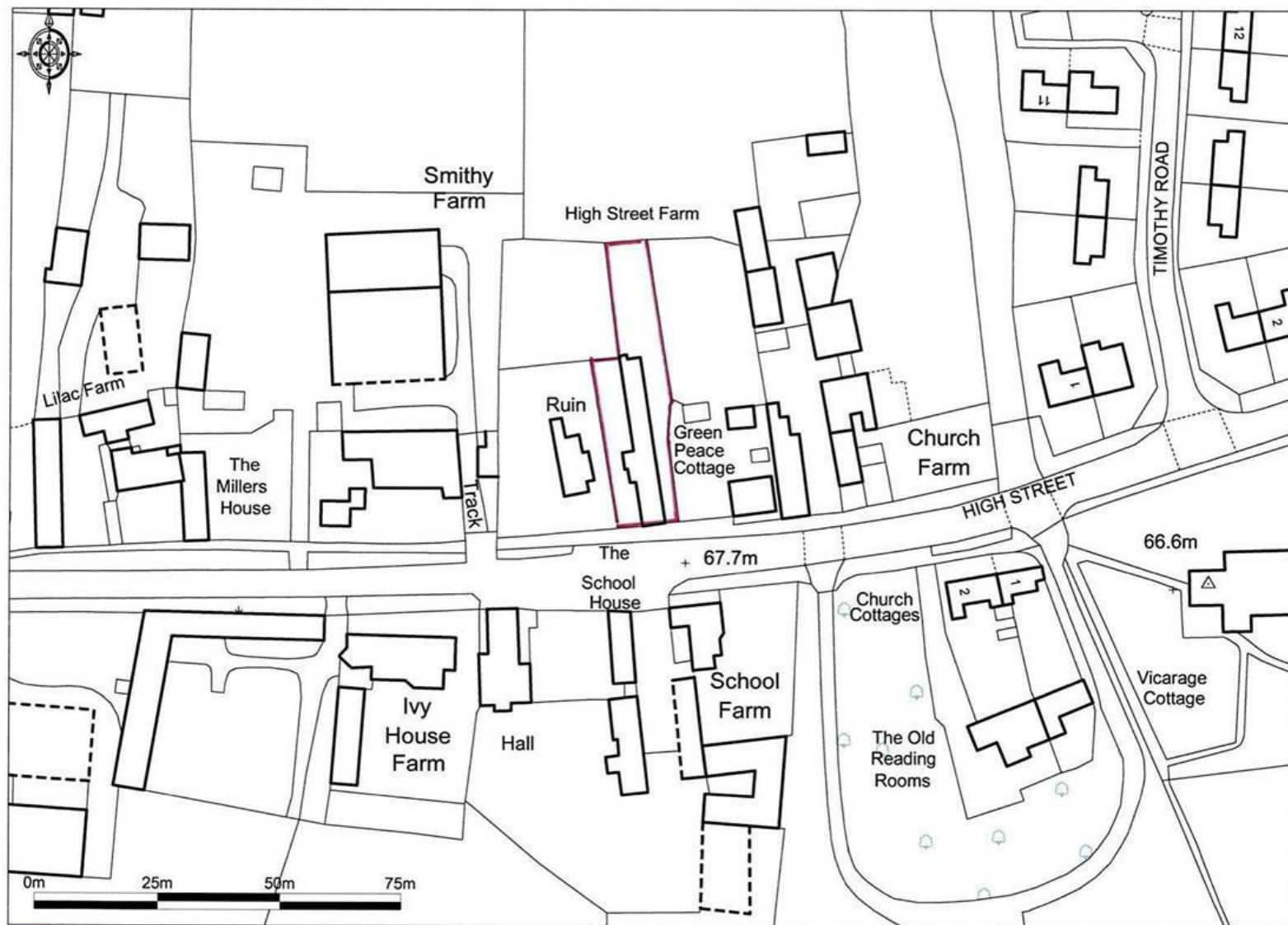
Vacant possession will be given on completion.

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.

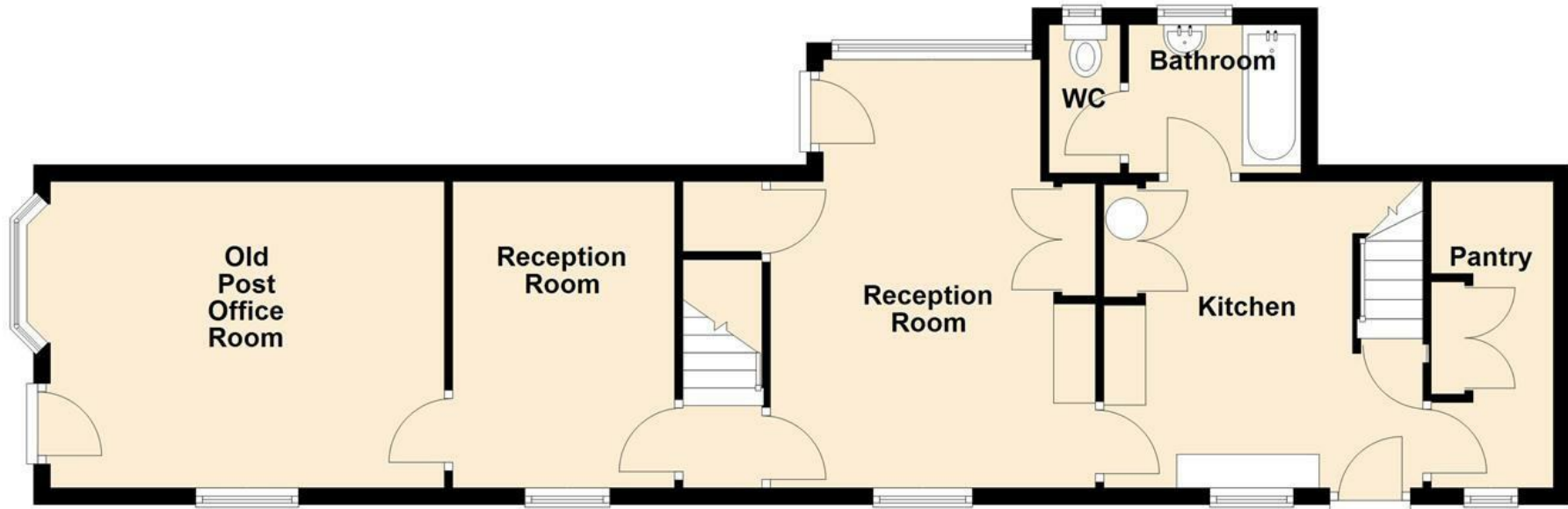
COUNCIL TAX

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



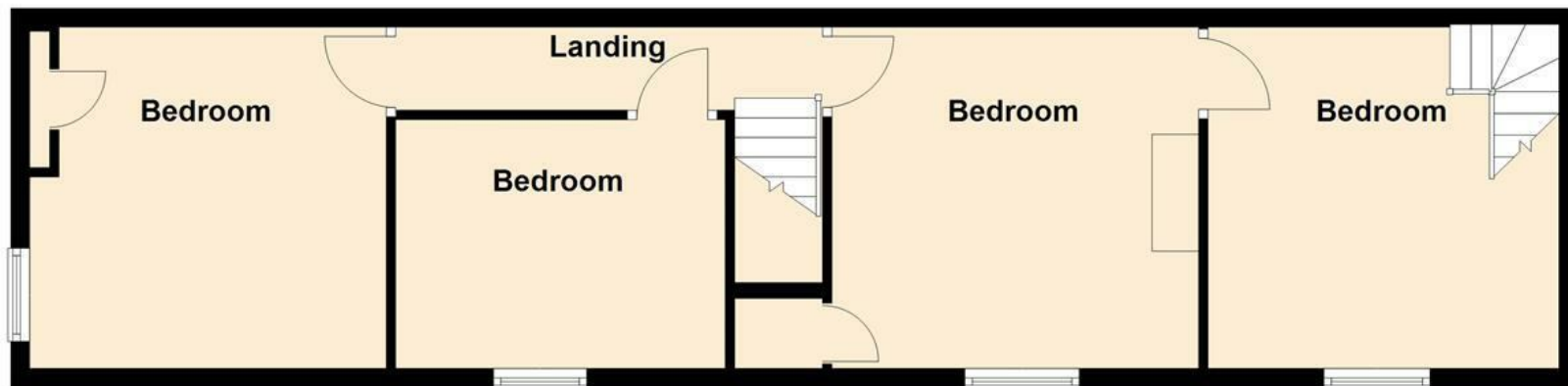
Ground Floor

Approx. 75.5 sq. metres (812.3 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



Total area: approx. 135.5 sq. metres (1458.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	
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 611 811



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