



**Notown Cottage, Main Street, Bleasby,
Nottingham, NG14 7GH**

Guide Price £695,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Delightful Detached Cottage
- 3 Reception Rooms
- Office & Garden Room
- 4 Double Bedrooms
- Driveway To Front & Rear
- Deceptively Spacious
- Bespoke Dining Kitchen
- Useful Utility Room
- Bathroom, En-suite & G.F. Shower
- Lawned Front & Courtyard Rear

DECEPTIVELY SPACIOUS * JUST UNDER 2,200 SQ Feet * FLEXIBLE ACCOMMODATION * FAMILY HOME * STUNNING COTTAGE BATHROOM * BESPOKE DINING KITCHEN * CONTEMPORARY ANNEXE WITH FULL HEIGHT WINDOWS

Our vendor's story:

“Notown” is the perfect name for my dream home. Sitting in between the old part of Bleasby and the new, my quaint 19th century cottage manages to turn heads in spite of the unassuming frontage. It’s a cottage of surprises, living up to its name by blending old with new. I fell in love with its cosiness, fireplace warmth, cast iron thumb latches and decorative period fireplaces, and with a young family, having an exceptional primary school within walking distance, definitely enhanced its appeal. It’s a family home that gives and gives...an open kitchen dining space for family meals and for keeping a close eye on homework...I call it the hub of the house, positioned right at the centre of the home attracting in friends & family like a magnet. Off the kitchen hub are the cosy retreat spaces, including my favourite snug hideaway with its blazing fire; a protective cocoon at the end of a long day. The next door music room can be closed off for privacy and essential soundproofing. And then there’s the bright garden room overlooking the pretty courtyard, for a Spring-time retreat with a good book.

The versatility of Notown’s space is one of its greatest hidden secrets. The striking annexe, with its own private entrance at the back of the house, has served as a teenage getaway, as a family party and Christmas entertaining space, and as a highly popular Airbnb. By renovating the utility into a kitchenette, it could very easily become completely self-contained for the care of elderly parents or family. And finally, I must highlight the ultimate retreat bathroom in the cottage part of the house, with a huge roll top bath & wet-room shower. Lay back in the bubbles and watch the clouds float by across the sky light window. A dream bathroom for a cosy dream home.

ACCOMMODATION

A part glazed entrance door leads into the entrance porch.

ENTRANCE HALL

A glazed porch area with decorative tiled flooring leading to a small hallway which provides a staircase to the first floor and latch and brace doors to each side into the front reception rooms.

SNUG

12'4 x 10'8 (3.76m x 3.25m)

With stripped wooden floorboards and timber beams to the ceiling plus double glazed windows to the side and front elevations and a central heating radiator. The focal point of the room is a feature open fire with brick insert and slate hearth housing a cast iron dog grate.

MUSIC ROOM

12'9 x 10'10 (3.89m x 3.30m)

With oak flooring and painted timber beams to the ceiling, a double glazed window to the front aspect, a useful storage cupboard under the stairs and an exposed red brick decorative chimney breast. A latch and brace door leads into the office/library.

OFFICE

A useful and versatile space with terracotta tiled flooring, painted timber beams to the ceiling, a useful fixed corner desk and bespoke handmade wall to wall fitted bookcases with useful cupboards beneath. There is a central heating radiator and access into the garden room.

GARDEN ROOM

A lovely space with glazed door onto the rear courtyard, tiled flooring and feature exposed red brick wall.

KITCHEN DINER

23'6 x 12'8 (7.16m x 3.86m)

A fantastic dining kitchen fitted with a range of bespoke handmade base and larder style cabinets with solid timber worktops and upstands and an undermounted Carron Phoenix double bowl ceramic sink with swan neck mixer tap and drainer grooves to the side. Integrated appliances include a large ceramic hob with chimney extractor hood over, a built-in eye level double oven by Siemens, an integrated Bosch dishwasher and an integrated fridge freezer. The kitchen features deep pan drawers, useful pull-out larder style cupboards, and plenty of storage cupboards. Tiled flooring throughout, double glazed windows and a part glazed stable door into the courtyard, timber beams and spotlights to the ceiling, a central heating radiator, space for dining and access into the sun room with feature vaulted ceiling and large skylight plus double glazed picture window into the courtyard, tiled flooring, glazed double doors into the family room and a door into the utility.

UTILITY

A useful space with tiled flooring and fitted with a range of base units with rolled edge worktops, space for appliances including plumbing for a washing machine, a vaulted ceiling with high level drying rack, central heating radiator and a wall mounted Baxi combination boiler.

ANNEX LOUNGE/DINER

22'4 x 12'4 (6.81m x 3.76m)

A large and versatile space forming part of the extension across the rear with slate tiled floor,

spotlights to the ceiling, underfloor heating, a staircase rising to the first floor bedroom, a double glazed window to the rear aspect and glazed French doors onto the courtyard garden.

DOWNSTAIRS SHOWER ROOM

A useful shower room fitted with a traditional style suite including a close coupled toilet and a pedestal wash basin with hot and cold taps. There is a shower enclosure with Mira Sport electric shower plus tiling to the walls, tiled flooring, a central heating radiator and extractor fan.

FIRST FLOOR LANDING

With a central heating radiator, a double glazed window to the side aspect and a useful bespoke storage cupboard with shelving.

COTTAGE BEDROOM ONE

12'10 x 10'10 (3.91m x 3.30m)

A double bedroom with a central heating radiator, a double glazed window to the front aspect, a useful storage cupboard over the stairs with a hanging rail and having access hatch to the roof space. There is a fitted double wardrobe with hanging rail plus a feature cast iron decorative period fireplace.

COTTAGE BEDROOM TWO

12'6 x 10'8 (3.81m x 3.25m)

A double bedroom with a central heating radiator, a double glazed window to the front aspect and an attractive decorative cast iron fireplace.

COTTAGE BEDROOM THREE

14'5 x 8'10 (4.39m x 2.69m)

A good sized double bedroom with double glazed windows to the side and rear aspects, a central heating radiator and a comprehensive range of handmade fitted furniture including a fitted chest of drawers, a double wardrobe with hanging rail and a bedframe with overhead linen lockers, downlights over the bed and bedside tables.

COTTAGE FAMILY BATHROOM

A superb four piece bathroom with a feature freestanding dual ended bath, a close coupled toilet and a floor-standing vanity wash basin with granite surround, mixer tap and cupboards and drawers below. There is a shower area with fixed glazed screen and mains fed rainfall shower with a handheld spray hose, toiletry niche, tiling for splashbacks and decorative flooring tiling plus a high level double glazed skylight, feature panelling to the walls and a traditional style towel radiator in white and chrome.

ANNEXE BEDROOM

12'4" x 9'11 (3.76m x 3.02m)

A double bedroom with a central heating radiator, spotlights to the ceiling, Velux skylights, a double glazed window to the rear aspect and a door into the en-suite shower room.

ANNEX EN-SUITE

Including a concealed cistern toilet, a large shower enclosure with glazed folding doors and mains fed shower and a vanity wash basin with glass bowl and mixer tap. Electric shaver points, tiling for splashbacks, spotlights to the ceiling and a Velux skylight plus chrome towel radiator.

OUTSIDE

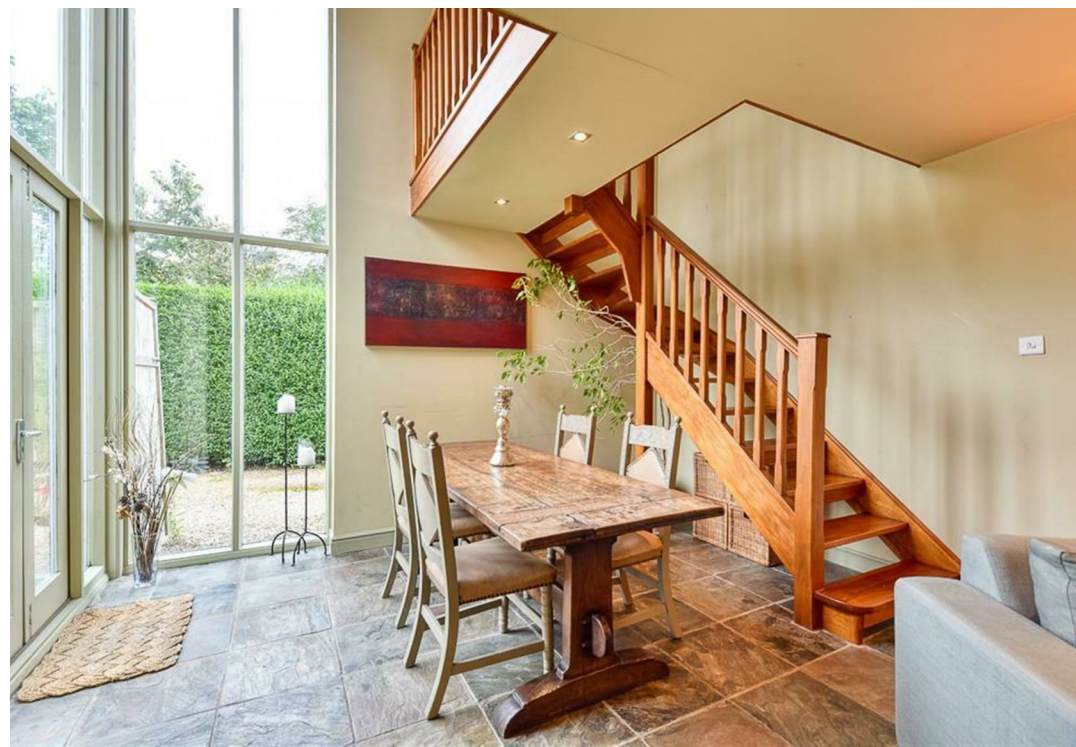
A generous and lawned front garden has a stepping stone pathway leading to the front door, with gated access at the front providing off street parking. There is an attractive and fully enclosed courtyard style garden which is decked and has gated access to the rear where further gravelled parking can be found alongside the useful timber log store and shed.

COUNCIL TAX

The property is registered as council tax band F.

VIEWINGS

By appointment with Richard Watkinson & Partners.











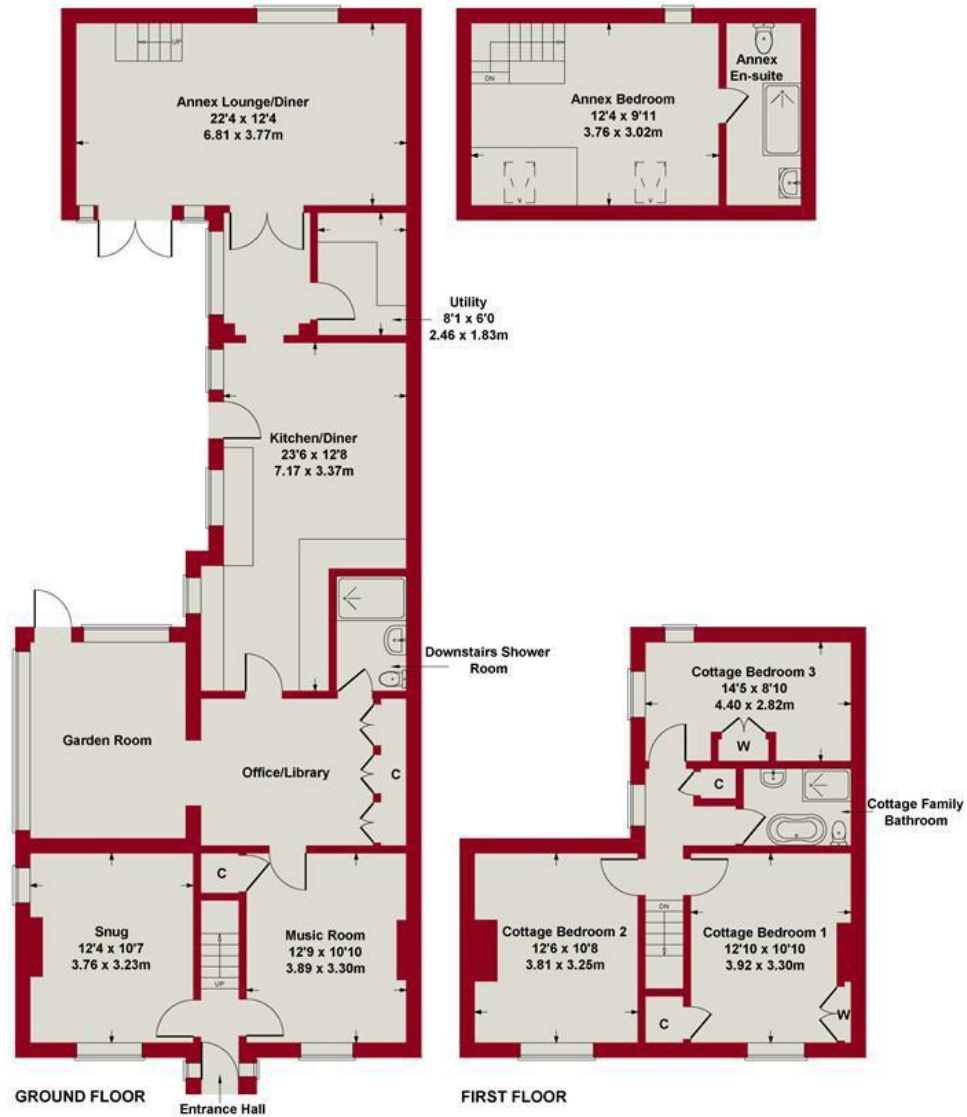






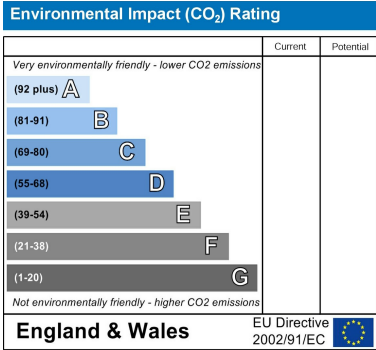
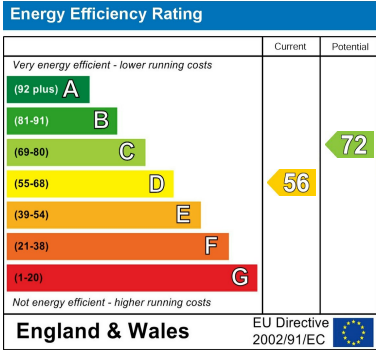


Approximate Gross Internal Area 2150 sq ft - 200 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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