



**Rose Cottage Main Street, Hoveringham,
Nottinghamshire, NG14 7JR**

Guide Price £650,000

Tel: 01636 816200

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

- A Charming Detached Cottage
- Delightful 0.24 Acre Plot
- 3 Lovely Reception Rooms
- 4 Double Bedrooms
- Gravelled Driveway Parking
- Picturesque Village Setting
- Approx. 2400 Sq Ft of Accommodation
- Breakfast Kitchen and Utility/Pantry
- Large Bathroom & 2 Shower Rooms
- Open Aspect to the Rear

A rare and exciting opportunity to purchase a detached cottage of character, previously two cottages, now merged into one and extended to the rear. It sits on a lovely mature plot extending to 0.24 acres in a peaceful position in the heart of the popular village of Hoveringham.

The property has been significantly reconfigured over the years, offering a generous level of accommodation lying in the region of 2,400 square feet, a perfect blend of comfort and style.

The 3 separate reception rooms offer a versatile range of accommodation and include a beamed dining room with sun room off, a lovely L shaped, triple aspect lounge, a home office or family room and a downstairs cloakroom/shower room. The breakfast kitchen has space for table and chairs and includes a useful walk-in pantry/utility room whilst to the 1st floor are 4 double bedrooms, a large bathroom and a shower room,

One of the standout features of this property is the fabulous mature plot it sits on, providing a picturesque setting for outdoor activities and gardening pursuits. There is generous driveway parking, mature beds and borders, sweeping lawns and a variety of trees.

Don't miss the opportunity to make this gorgeous detached cottage your own in the charming village of Hoveringham. Contact us now to arrange a viewing.

DOWNSTAIRS

ACCOMMODATION

A timber panelled entrance door leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall extended to the front of the property with double glazed multi-paned window, partially tiled flooring, stairs rising to the first floor and a useful understairs storage cupboard for storage. An attractive stripped pine door leads into the Kitchen.

BREAKFAST KITCHEN

Fitted with a comprehensive range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel sink with mixer tap and a range of built-in appliances including an eye level double oven by Neff, a four burner gas hob with concealed extractor hood over. There is space for appliances including plumbing for a dishwasher and a washing

machine plus a window overlooking the gardens, tiled flooring and a feature fireplace with pine Adam style surround housing a Clarendon gas/coal effect burner.

PANTRY/UTILITY

A useful walk-in pantry to the rear of the kitchen with tiled flooring, two obscured windows with plenty of space for storage and space for housing additional appliances.

DINING ROOM

A well proportioned oak-beamed dining room, terracotta tiled flooring, central heating radiator, a multi-paned window to the rear aspect and a feature exposed brick chimney breast with brick hearth and Ascot fire basket. Double French doors lead into the Sunroom.

SUNROOM

With tiled flooring and multi-paned windows overlooking the gardens.

LOUNGE

A delightful triple aspect reception room with oak flooring throughout, coved ceiling, two central heating radiators and a feature fireplace with stripped pine Adam style surround, marble insert and hearth.

INNER HALLWAY

With a secondary staircase rising to the first floor, a central heating radiator, a multi-paned window to the front aspect and a useful understairs storage cupboard.

REAR PORCH

With tiled flooring, a part glazed door onto the gardens and a floor-standing Glow-worm Hideaway central heating boiler with programmer situated to the side.

OFFICE/FAMILY ROOM

A versatile dual aspect reception room 2 windows and a central heating radiator.

GROUND FLOOR SHOWER ROOM

Fitted in white with a pedestal wash basin. Close coupled toilet and a shower tray with wall mounted electric shower, tiling for splashbacks, central heating radiator and multi-paned window.

UPSTAIRS

FIRST FLOOR LANDING

With a multi-paned window overlooking the garden.

BEDROOM FOUR

A double bedroom with a central heating radiator, a multi-paned window overlooking the gardens and a useful fitted triple wardrobe with hanging rail.

BEDROOM THREE

A good sized double bedroom with a central heating radiator and a Yorkshire sash window overlooking the gardens.

SECONDARY LANDING

With a Yorkshire sash window overlooking the gardens and a secondary staircase to the ground floor.

BEDROOM ONE

A large double aspect with windows overlooking the gardens, the window to the end gable enjoying views over paddocks and fields beyond. There is a central heating radiator.

BEDROOM TWO

With a central heating radiator, a window overlooking the vegetable garden plus an access hatch to the roof space.

SHOWER ROOM

Fitted with a matching suite including pedestal wash basin with hot and cold taps and a close coupled toilet. There is a shower enclosure with glazed folding screens and mains fed shower plus tiling for splashbacks. There is a central heating radiator, a multi-paned window overlooking the gardens and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving.

MAIN BATHROOM

A large family sized bathroom fitted with a four piece traditional style suite including a close coupled toilet and a pedestal wash basin with hot and cold taps. There is a shower enclosure with a glazed folding door and mains fed shower plus a cast iron bath with hot and cold taps. Tiling for splashbacks, a central heating radiator, access hatch to the roof space, a multi-paned window overlooking the gardens and a double airing cupboard housing the foam insulated hot water cylinder with slatted shelving.

OUTSIDE

DRIVEWAY PARKING

The property occupies a delightful and mature plot, accessed via a five bar timber gate with a pedestrian gate to the side for vehicular access onto an extensive gravelled driveway.

GARDENS

The property occupies a mature plot extending to approximately 0.24 acres, beautifully landscaped throughout to include lawned frontage and a variety of fruit trees and a majestic walnut tree and a small vegetable garden plus a pathway edged with block pavers leading to the principal lawn with an attractive circular paved seating area and well stocked beds and borders.

WORK/STOREROOM

Formerly the kitchen of the second cottage, this has a Belfast sink with a cold water tap, power point, lighting and a window and door to the back garden.

OUTBUILDINGS

There are two brick built stores.

EXTERNAL GATE

There is an outside gate to the rear of the property.

COUNCIL TAX

The property is registered as council tax band G.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The property is located within Hoveringham Conservation Area











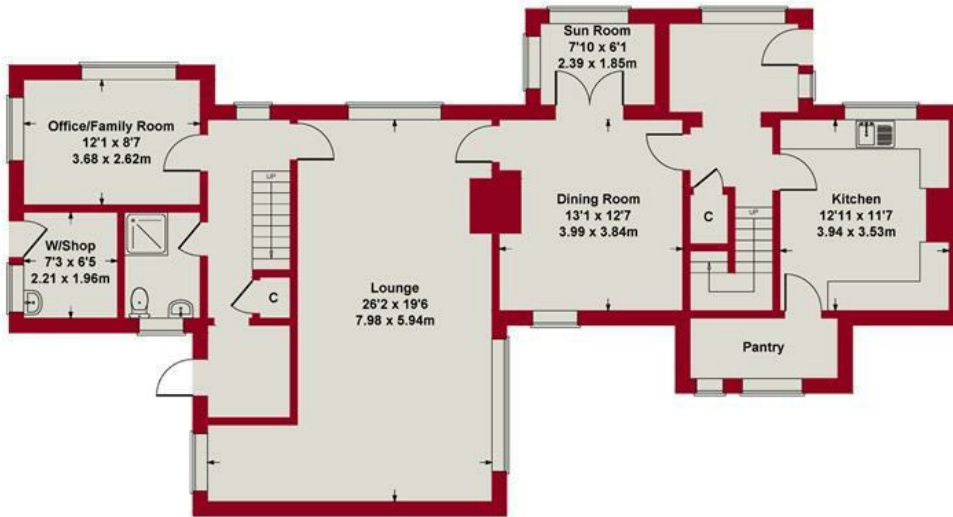




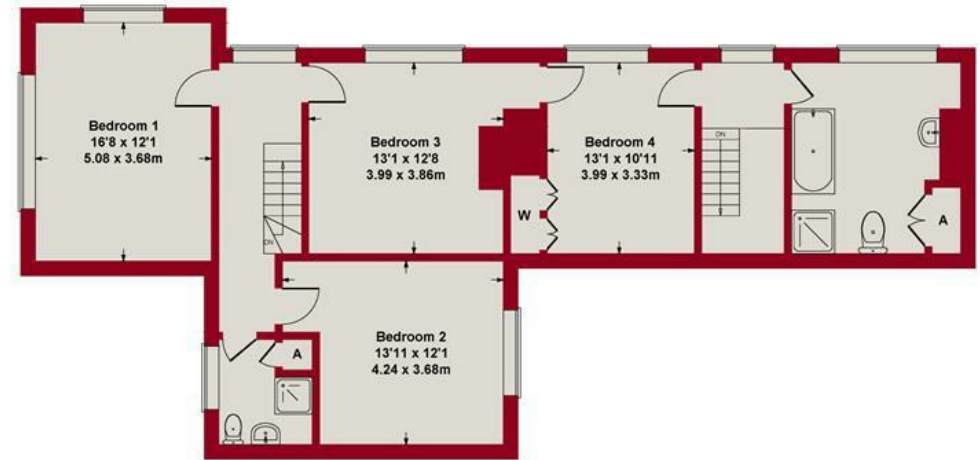




Approximate Gross Internal Area
2412 sq ft - 224 sq m



GROUND FLOOR




FIRST FLOOR

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.

Copyright V360 Ltd 2024 | www.houseviz.com



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		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 816200



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers