



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

£595,000

Tel: 01636 816200

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



- A Charming Detached Cottage
- Delightful 0.24 Acre Plot
- 3 Reception Rooms
- 4 Double Bedrooms
- Gravelled Driveway Parking
- Scope to Update and Re-Configure
- Approx. 2400 Sq Ft of Accommodation
- Breakfast Kitchen and Utility/Pantry
- Large Bathroom & 2 Shower Rooms
- Opportunity to Create Your Dream Home

Nestled in a peaceful and sought-after village setting, this fabulous detached cottage presents a rare opportunity to create your dream home. Set within a mature plot extending to 0.24 acres, the property offers a picturesque backdrop ideal for outdoor living, gardening, or simply enjoying the tranquillity of village life.

Boasting approximately 2,400 sq. ft. of accommodation, the home provides excellent scope to update and reconfigure to suit your individual taste and modern lifestyle requirements. With three versatile reception rooms, including a characterful beamed dining room with adjoining sun room, a spacious triple-aspect L-shaped lounge, and a flexible home office or family room, the layout offers ample potential for both relaxed living and entertaining.

The breakfast kitchen comfortably accommodates a table and chairs and benefits from a walk-in pantry/utility room, while a convenient cloakroom with shower completes the ground floor.

Upstairs, you'll find four generously sized double bedrooms, a large family bathroom, and a separate shower room – ideal for growing families or visiting guests.

One of the true highlights of this home is the beautifully mature garden overlooking a paddock, featuring sweeping lawns, established beds and borders, and a variety of trees, creating a wonderfully private and peaceful outdoor environment. The property also offers generous driveway parking.

This is a wonderful chance to secure a substantial character property in one of Nottinghamshire's most desirable villages, with plenty of potential to make it truly your own

## 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 front 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 front gardens. There is an interconnecting door between bedroom three and bedroom four.

## 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































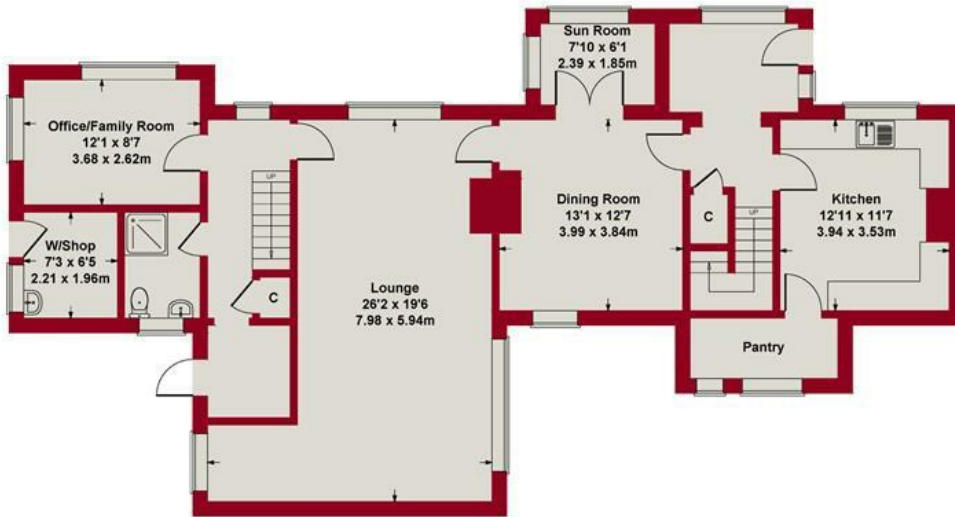




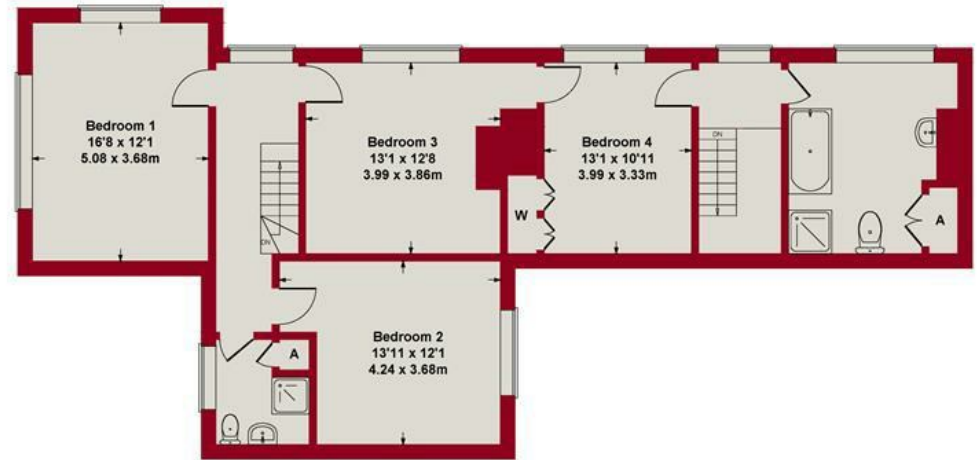




Approximate Gross Internal Area  
2412 sq ft - 224 sq m



GROUND FLOOR

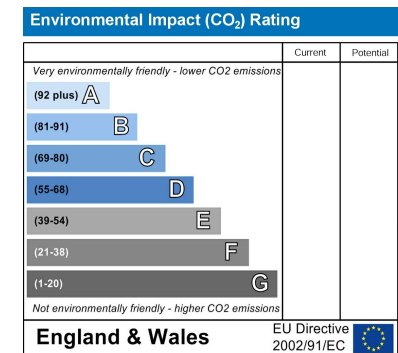
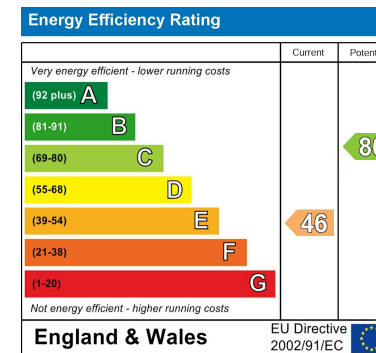


FIRST FLOOR

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.

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