



Mays Cottage Westgate, Southwell, NG25 0JX

£585,000

Tel: 01636 816200

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



- Individual Detached Cottage
- Character Features
- 2 Reception Rooms
- Studio Apartment/Bed 4
- Landscaped Gardens
- No Upward Chain
- Attractive Shaker Kitchen
- 3 Bedrooms
- Double Garage, Driveway Parking
- Viewing Highly Recommended

A rare opportunity to acquire this charming detached cottage, set within a delightful plot and offering a wealth of character features, including exposed ceiling beams, traditional latch-and-brace internal doors, and classic Yorkshire sliding sash windows.

The well-proportioned accommodation comprises a Shaker-style kitchen, complete with double French doors opening onto a private courtyard - perfect for al fresco dining. The dining room boasts beautiful beams and a bespoke built-in display cabinet, with steps leading down into the lounge housing an Aga log burner and with double French doors that open onto the south-facing cottage-style garden.

Upstairs, the property offers three bedrooms and a traditional three-piece bathroom suite.

Adjacent to the main cottage is a detached brick-built double garage, with an impressive studio apartment above. This versatile space is ideal for a range of uses, including home office, guest accommodation, or creative studio.

The gardens are a particular feature of the property and include a lawned garden to the front with majestic Willow Tree, a landscaped and walled cottage style garden which enjoys a south facing aspect, an enclosed courtyard style garden plus double width granite sett parking to the front.

## ACCOMMODATION

A pretty oak and pantile entrance canopy and panelled entrance door to the front lead into the property.

## KITCHEN

Superbly fitted with a range of cream fronted shaker style base and wall cabinets with butchers block worktops, tiled splashbacks and an inset Belfast ceramic sink with hot and cold mixer tap. There is an integrated dishwasher, integrated washer/dryer and space for further appliances including a Rangemaster cooker with splashback and a fixed Rangemaster extractor hood with light over. Exposed timber beams to the ceiling, oak flooring, central heating radiator, 2 windows to the front elevation, a built-in cupboard housing the Main combination boiler then UPVC double glazed French doors leading out onto the courtyard garden.

## DINING ROOM

With understairs storage recess and staircase leading to the first floor, central heating radiator

and thermostat, exposed to timber beams to the ceiling, a Yorkshire sliding sash window to the front elevation and a feature exposed brick chimney breast with York stone hearth and a built-in cabinet to the side with glass fronted display cabinets, strip lighting and storage below. Stone steps lead into the lounge.

## LOUNGE

A well-proportioned reception room with central heating radiator, a Yorkshire sliding sash window and UPVC double glazed French doors opening out into the rear garden. There are exposed timber beams to the ceiling and a feature fireplace with exposed brick chimney breast and York stone hearth housing a cast-iron Aga log burner.

## FIRST FLOOR LANDING

With central heating radiator and two windows to the front elevation.

## BEDROOM ONE

A lovely double bedroom with vaulted ceiling and exposed timber beams, two high-level picture windows with bespoke timber shutters, a central heating radiator and a Yorkshire sliding sash window to the front elevation.

## BEDROOM TWO

With central heating radiator, Yorkshire sliding sash windows to the front and side elevations and access hatch to the roof space.

## BEDROOM THREE

With central heating radiator and a Velux electric skylight.

## BATHROOM

Superbly fitted with a traditional suite including wash basin with chrome hot and cold taps, a close couple toilet and a panel sided bath with mains fed shower and glazed shower screen. Tiled flooring, tiling to the walls for splashbacks, a chrome towel radiator, spotlights to the ceiling and a Velux electric skylight.

## STUDIO/BEDROOM FOUR

A solid shiplap UPVC door leads to the studio above the garage with laminate flooring and four sets of double doors providing access to the eaves for excellent storage. There is a vaulted ceiling with two Velux windows with fitted blinds, 2 wall mounted Dimplex electric heaters and a door into the en-suite.

## EN-SUITE SHOWER

Fitted in white with a low profile walk-in shower enclosure with fixed glazed shower screen and Mira electric shower. Pedestal wash basin with mixer tap, eco-flush toilet, tiling for splashbacks, tiled flooring, vaulted ceiling with spotlights, radiator, extractor fan and timber framed double glazed obscured window to the side.

## PARKING & DOUBLE GARAGE

Double width granite sett block paved parking to the beginning of the plot provides standing for two cars. A large double garage adjacent to the cottage and has power, light and 2 electric garage doors.

## **GARDENS**

The property occupies a delightful and landscaped plot including a lovely walled cottage style garden which enjoys a southerly aspect and includes a patio seating area, a level lawn well stocked beds and borders.

Arranged off the kitchen is a lovely walled courtyard which is paved, has timber gated access to the front, raised planted borders and a bespoke log store with slate roof.

There is also a large shaped lawned area with majestic Willow Tree to the side of the plot and an original cast iron lantern light fitted to the front wall of the cottage which is mains connected.

## **COUNCIL TAX BAND**

The property is currently registered as council tax band E.

## **SOUTHWELL**

Southwell is a historic Minster town, benefitting from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station. In addition, Southwell is served by excellent schooling including the Ofsted rated 'excellent' Minster School.

## **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

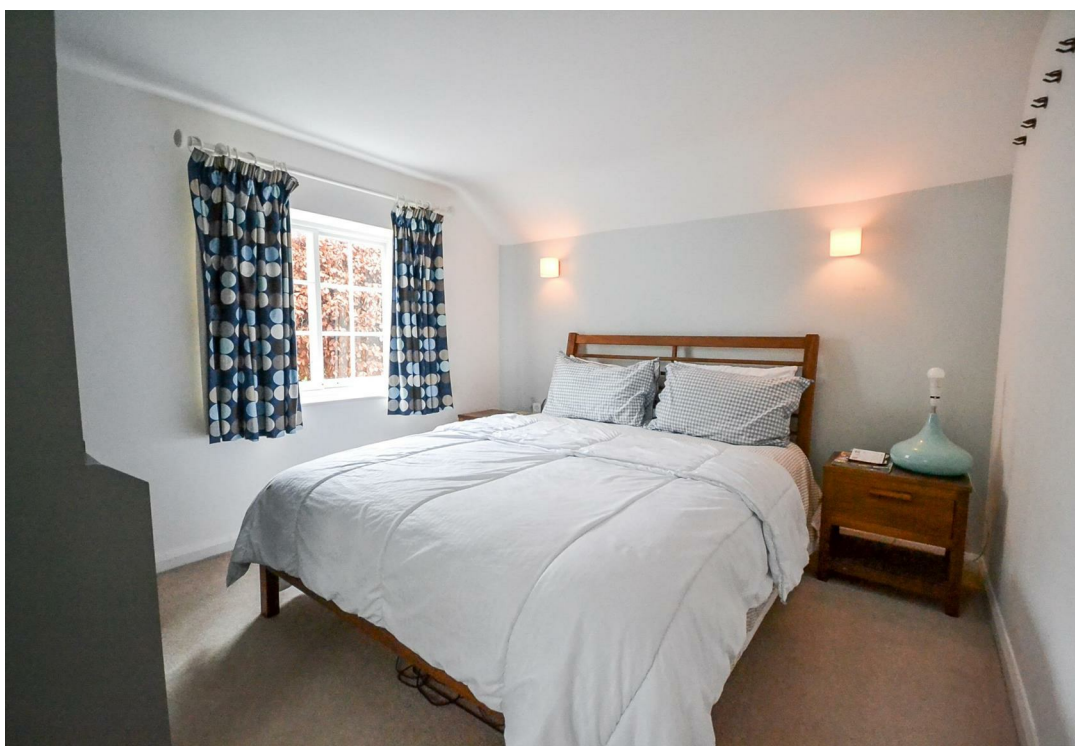










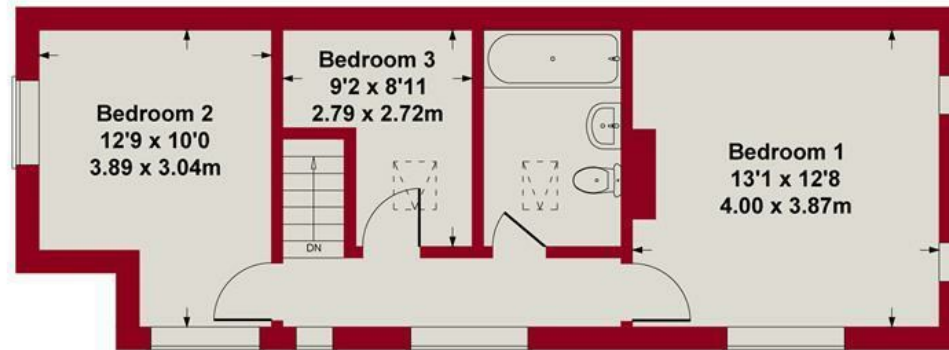
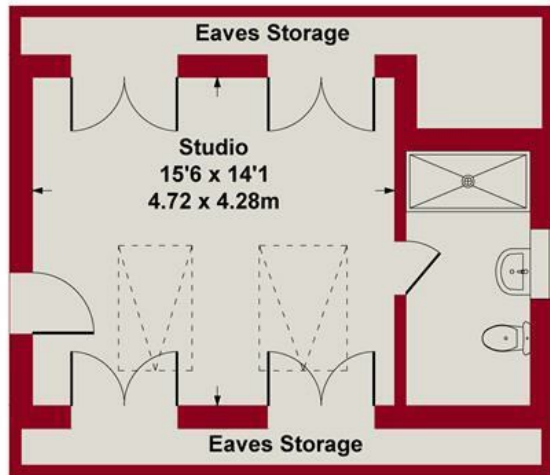




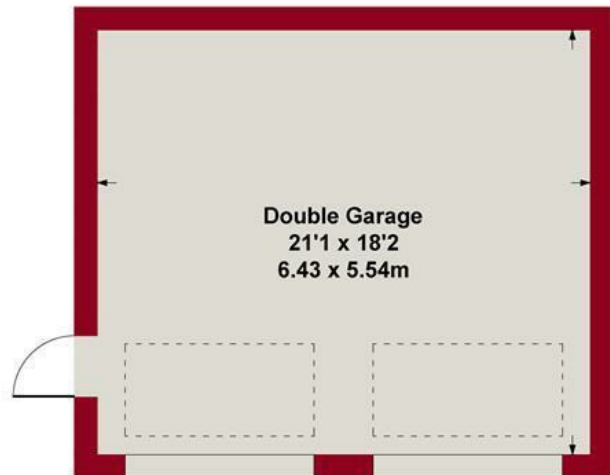




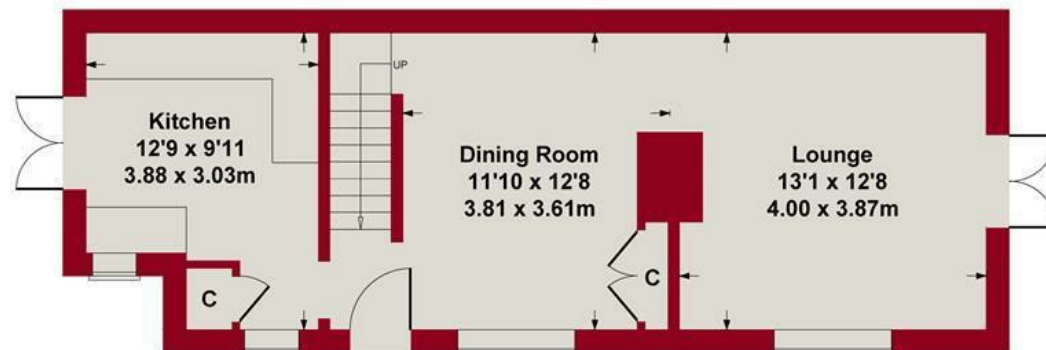
**Approximate Gross Internal Area  
1615 sq ft - 150 sq m  
(Excluding Eaves Storage)**



**FIRST FLOOR**



**GARAGE**



**GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.*

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**RICS**



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