

Woodstock Cottage, Main Street, Oldcotes



Offers Over £495,000

We are proud to present Woodstock Cottage, an exceptional three double bedroom cottage sympathetically extended and restored by the current owners who have created an impressive and desirable family home.

Boasting a host of bespoke fixtures and fittings, stunning colour schemes and breath taking attention to detail.

Photographs cannot display how fabulous this property is and we strongly urge internal viewings to fully appreciate what's being offered. Including a beautiful open plan dining kitchen family room with high quality units and access to the landscaped gardens. An impressive dining room with beamed ceiling, guest cloakroom, generous bedrooms and stunning bath/shower rooms,.

The property also benefits from new windows, doors, central heating and under floor heating and briefly comprises: Reception hall, guest cloakroom, dining/sitting room, open plan dining kitchen family room, utility room, first floor landing, main bedroom with ensuite and walk in wardrobe, two further double bedrooms, four piece family bathroom.

This no expense spared property looks just as superb on the outside and enjoys an attractive position within the high street. Having a block paved drive leading to a five bar farm gate which opens to a large parking area and a bespoke oak carport with garage.

To the rear of the property is a superb outdoor kitchen and entertaining area with manicured lawns, paved seating areas, provisions for a hot tub and a complimented with a stunning stone and brick wall boundary with external garden lighting.

GENERAL SITUATION AND DIRECTIONS

This pretty semi rural village of Oldcotes is just a few minutes drive from Tickhill, Bawtry, local shops and amenities, as well as having its own village pub and restaurant, local café, wayside water gardens, St Helens Church and many tranquil country walks to hand.

Proceeding into Oldcotes from Tickhill passing the King William public house on the left, continue through the traffic lights and take the first left turn opposite Weyside Water Gardens into Main Street and this outstanding property is the fourth house on the left.

ACCOMMODATION

A stylish composite door with double glazed panels finished in grey opens into the reception hall.

RECEPTION HALL

A beautifully presented entrance hall perfect for greeting guests, with an attractive tiled floor leading onto an Engineered Oak floor complimented with under floor heating. Stairs rise to the first floor landing, matching doors open to the kitchen family room and guest cloakroom. There is open plan access to the dining room and a built in book shelf is actually a door opening to a secret cupboard housing the under floor heating system for the entire downstairs.



RECEPTION HALL



RECEPTION HALL



DINING ROOM

A stunning generous sized dining room perfect for entertaining guests and family but would equally make a superb sitting room and boasts wonderful decoration with wood panelling to the walls, beams to the ceilings and Engineered Oak flooring complemented with under floor heating. There are two front facing double glazed windows and a door opens to the 'tech room' housing a modern condensing boiler (a two pump system with large water tank).



DINING ROOM



DINING ROOM



GUEST CLOAKROOM

Accessed from the reception hall this stylish cloakroom incorporates a vanity cupboard with inset wash basin and chrome mixer tap, low level flush w.c, attractive wall tiles, Engineered Oak flooring with underfloor heating and complimented with automatic lighting and extractor fan.



DINING KITCHEN FAMILY ROOM



DINING KITCHEN FAMILY ROOM

30' 8" x 19' 2" (9.35m x 5.84m) maximum measurement An extended and truly impressive open plan room boasting a beautiful range of two tone shaker style wall and base units complimented with unique wall tiles and oak work surfaces. An addition breakfast island is perfect for entertaining and enjoys a wonderful quartz worktop with a six ring gas hob and two drinks coolers. This gorgeous room also benefits from a stainless steel wash basin with chrome mixer tap, double ovens with plate warmers, built in microwave, full height fridge and freezer. All complimented with exposed beams to a vaulted ceiling with two Velux roof windows, Engineered Oak flooring with underfloor heating flows throughout this area and six meter wide sliding doors open to the outdoor entertaining area. Fabulous!



DINING KITCHEN FAMILY ROOM



DINING KITCHEN FAMILY ROOM



DINING KITCHEN FAMILY ROOM



DINING KITCHEN FAMILY ROOM



DINING KITCHEN FAMILY ROOM



UTILITY ROOM

Accessed from the kitchen with a range of two tone shaker style wall and base units with contrasting worktops and splash back wall tiles. Having a stainless steel wash basin with flexi chrome mixer tap, space and provisions for a washing machine and dishwasher. Various power sockets and attractive floor tiles with underfloor heating.



FIRST FLOOR LANDING

A feature turning staircase with oak handrails and attractive checked carpet leads to the first floor landing. Having a side facing double glazed window, matching doors open to all three bedrooms, the family bathroom and there is loft access to the ceiling.



FIRST FLOOR LANDING



BEDROOM 1

14' 8" x 11' 5" (4.47m x 3.48m) A gorgeous and attractively presented double bedroom with dual aspect double glazed windows providing wonderful surrounding views to the front aspect. Having various power sockets, central heating radiator, provisions for a wall mounted television, inset down lighting and bed time lights, And doors open to the ensuite and a walk in wardrobe which has a front facing double glazed window and a central heating radiator.



BEDROOM 1



ENSUITE

A luxury ensuite shower room incorporating a large wet room style shower enclosure with chrome dual shower heads and glass screen. An Oak unit with his and hers wash basins with chrome mixer taps, low level flush w.c. Inset down lighting, feature wall mirror with mood lighting and complimented with stunning wall and floor tiles with under floor heating.



ENSUITE



BEDROOM 2

13' 3" x 9' 11" (4.04m x 3.02m) A wonderful double bedroom boasting two Velux roof windows with fitted black out blinds, various power sockets, central heating radiator, inset down lighting and a useful storage cupboard to the eaves.



BEDROOM 2



BEDROOM 3

12' 3" x 9' 11" (3.73m x 3.02m) to the wardrobes This is another good sized double bedroom boasting fitted wardrobes with shaker style doors offering a combination of hanging rails and storage space. Having various power sockets, central heating radiator, inset down lighting, storage space to the eaves and two Velux roof windows with fitted blackout out blinds.



BEDROOM 3



BEDROOM 3



FAMILY BATHROOM

8' 7" x 6' 8" (2.62m x 2.03m) A stunning four piece family bathroom incorporating a bath with side fill mixer tap and plinth lighting. Separate dual head shower enclosure, wash basin with chrome mixer tap over oak unit, low level flush w.c, inset down lighting, feature wall mirror with mood lighting and complimented with luxury wall and floor tiles.



FAMILY BATHROOM



FAMILY BATHROOM



OUTSIDE

This fabulous cottage enjoys an attractive position within Main Street and has a shared block paved driveway leading to a large wooden farm gate that opens to a large block paved parking area with bespoke oak framed garage and carport with log store, power and lighting.



OUTSIDE



OUTSIDE



OUTSIDE



LOCATION MAP

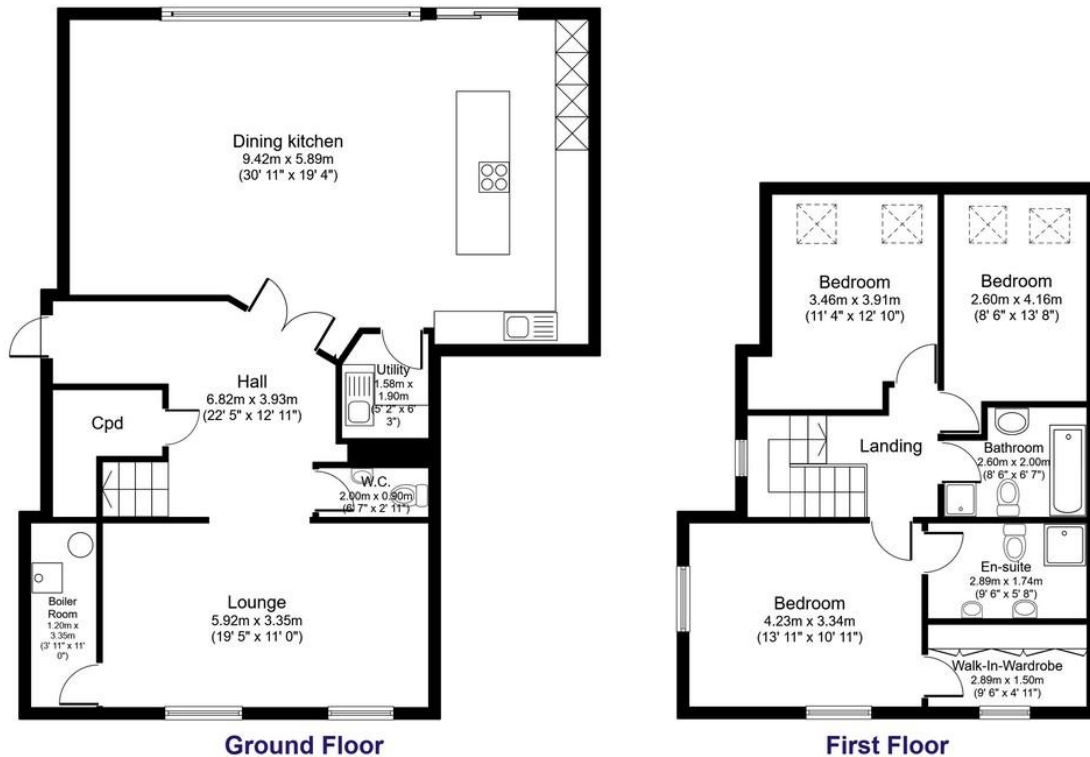
ENERGY PERFORMANCE GRAPHS



FLOOR PLAN

Woodstock Cottage

Total floor area 161.5 sq.m. (1,739 sq.ft.) approx



Floor plans are for identification purposes only. All measurements are approximate.

Created using Vision Publisher™

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.