



ELITE HOMES

Consultative Estate Agents with Integrity



Blacksmiths Cottage, Main Street, Norwell
NG23 6JN

Overview

All the features of a period style property, combined with the luxuries of modern day living. This beautifully and stylishly decorated detached home has the addition of a self-contained 1 bed annexe. The property is set in a generous plot with private gated driveway, garage and double carport.

Key Features

- All the features of a Period Style Property, with the Luxuries of Modern Day Living
- Converted Self-Contained 1 Bedroom Annexe with Kitchenette and En-Suite
- Bespoke fitted Kitchen and Superb Open Plan Living Area
- Detached Garage and Double Carport (Potential to double the size of the Annexe by converting this, subject to planning)
- Large Private Gated Drive with Secure Parking for Multiple Cars
- Under Floor Heating throughout the House
- Beautiful Landscaped Gardens and Patio Areas
- Green Oak Framed "Cottage", Quality Border Oak Construction
- Feature Log Burner
- Generous Plot in Delightful Village with Amenities
- Security alarm, CCTV, Security Lightening

Description

The property is traditionally constructed with an English oak frame. The Border Oak frame is crafted by hand in Herefordshire based on an "aisled" bay frame with oak posts, joists and arched braces providing the structural frame of the house and incorporating wonderful vaulted ceilings. The property has russet brick elevations under a clay pantile roof and a fine "Lychgate" oak framed porch.

Recently fitted traditionally styled double glazed aluminum windows. Central heating throughout the property is an underfloor oil fired wet system. The construction incorporates structural insulated panels for maximum heat retention and each room has independent thermostatic controls. The internal doors are pine with traditional latches and "T" hinges.

Accommodation

The ground floor accommodation provides a "Lychgate" porch, large reception hall with fine staircase, under stairs storage cupboard, an inviting sitting room with wood burning stove, impressive open plan kitchen/living and dining area with a wonderful King Post cathedral roof with character beams. Sunshine floods into this area from the south facing floor to ceiling windows and French doors that contain adjustable venetian blinds within each double glazed unit, with lead out to a large patio area and stunning landscaped gardens. The kitchen hosts a range of handcrafted units, double Belfast ceramic sink, integrated dishwasher and a feature Sandyford cooking range (oil fired stove). There is a utility room, cloaks and a pantry.

Upstairs the oak staircase leads to a galleried landing and three double sized bedrooms with potential to partition to provide four bedroomed accommodation. There is an en-suite arrangement and a family bathroom.

Self-Contained 1 Bedroom Annexe / The Old Blacksmith Shop - The original Blacksmith Shop has been converted into a self-contained 1 bedroom Annexe, with kitchenette including sink/drainage and mixer tap and en-suite shower room with heated towel rail, triton shower, WC, sink and vanity unit for

storage. This is an ideal space for a holiday let, office or for a member of the family.

Double Carport - Constructed in brick with a Pine coach house frame and a pan tile roof. Electric light. Potential to double the size of the Annexe by converting this, subject to planning.

Detached Garage - Constructed with brick elevations, a pitched tiled roof and a Dovecote gable feature. There are double doors, a personnel door and window. With fluorescent light and power.

Gardens & Grounds

The property is approached by a gated entrance set in brick pillars with brick walling to the frontage entrance. There is a large driveway, turning and parking spaces. Detached garage and separate double carport with adjoining Old Blacksmiths Shop. The beautifully landscaped rear garden incorporates a block paved patio, hedging, block paved paths, low boxwood hedging and herbaceous borders. There is a summer house, garden shed within an enclosed area that has been artificially turfed. There are numerous established fruit trees throughout the grounds. The side area provides a plastic oil tank and outside tap.

Location

The village of Norwell has a wealth of historical property and is designated a conservation area. The surrounding countryside is a beautiful natural landscape and the village is approached by country lanes via Cromwell, Bathley and Caunton. The village hosts a local Primary School, church, community hall, museum and public house/restaurant, The Plough Inn. The village is ideally situated for commuting to Newark 6 miles and Nottingham approximately 26 miles. Access points to the A1 / A46 / A17 are all nearby. The East Coast railway trains are capable of journey times between Newark Northgate station and London's Kings Cross in just over 75 minutes. The historic town of Newark provides excellent shopping facilities with a variety of boutiques and interesting shops, Waitrose, Marks and Spencer and Morrisons.

Council Tax Band F

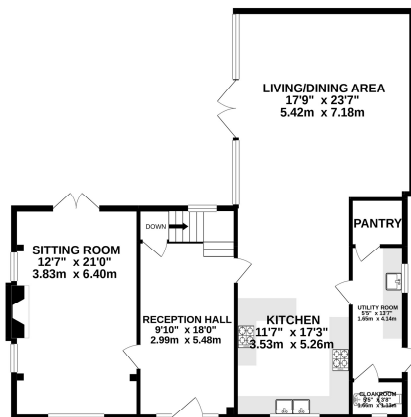




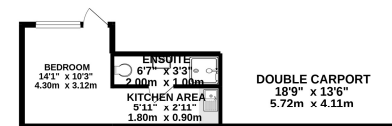
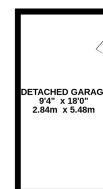
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

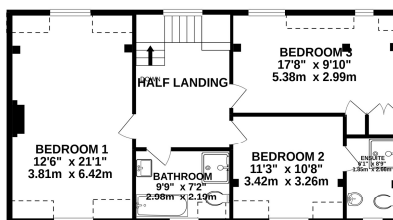
GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



OUTBUILDINGS
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2594sq.ft. (241.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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