



Bullimores Cottage, Main Street,
Denton. NG32 1LD



Guide Price £530,000

- Superb Detached Grade II Listed Cottage
- No Onward Chain
- Wealth of Character Features
- Delightful Vale Village
- Four Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & WC
- Three Bedrooms
- Generous Gardens
- Freehold – Energy Rating Exempt



Bullimores Cottage is a superb Grade II Listed detached stone and pantile cottage occupying a generous corner position within an appealing village on the edge of the Vale of Belvoir. The property which is believed to date from the mid nineteenth century and was formerly a pair of estate cottages has been tastefully modernised to provide most comfortable accommodation with a wealth of period features including beamed ceilings and fireplaces. The accommodation includes a fine modern kitchen with a vaulted ceiling, utility/WC, study, dining room, garden room, sitting room, three first floor bedrooms and a lovely bathroom. It would be difficult to overstate the overall standard of presentation and appeal the cottage provides. Outside there is a driveway leading to a DOUBLE GARAGE. The gardens are of a larger size than generally found with cottage homes and enjoy a good level of privacy. An early viewing is recommended to properly appreciate this unique home offered with NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE/GARDEN ROOM

2.95m x 3.31m (9'8" x 10'11")

A pleasant south facing room having glazed double wooden entrance doors, three double glazed wooden windows, exposed stone wall, oak flooring, radiator and glazed inner doors to the hall.

INNER HALL

2.29m x 3.99m (7'6" x 13'1")

Having exposed oak timbers, cast radiator, fitted cupboard, staircase off to the first floor accommodation.





SITTING ROOM

3.33m x 4.00m (10'11" x 13'1")

A delightful sitting room with a brick fireplace and Villager multi fuel stove, exposed beams and rafters, cast radiator, spotlights, exposed stone wall and two wooden windows with secondary double glazing to the front elevation.

KITCHEN/BREAKFAST ROOM

3.01m x 5.62m (9'11" x 18'5")

With high vaulted ceiling and fitted in an attractive modern style to include a range of base cupboards with composite granite style work surfaces continuing into upstands and eye level cupboards, inset sink with mixer tap, integrated Bosch oven and induction hob, tiled floor, oil fired central heating boiler, exposed stone wall, cast radiator, integrated fridge freezer, integrated dishwasher, two shuttered windows to the side elevation and high level arrow slit window. A stable door leads out to the garden.

UTILITY ROOM

2.32m x 2.37m (7'7" x 7'10")

Having a base cupboard with inset sink and plumbing for washing machine, wall cupboards, radiator, spotlights, space and plumbing for washing machine and stable door to the garden.

CLOAKROOM/WC

With low level WC., radiator, tiled floor and extractor fan.

STUDY

2.27m x 3.98m (7'5" x 13'1")

With exposed oak rafters, oak flooring, radiator and wooden secondary double glazed window to the side.

DINING ROOM

3.32m x 4.00m (10'11" x 13'1")

To include a stunning period cast iron range set into an exposed brick chimney breast and also having oak flooring, exposed beams and rafters, cast radiator, exposed stone wall and two wooden secondary double glazed windows to the front elevation.

FIRST FLOOR LANDING

Having loft hatch access, recessed window overlooking the kitchen, fitted book shelving and oak ledged and braced doors to bedrooms and bathroom.

BEDROOM 1

3.39m x 4.00m (11'1" x 13'1")

With wooden secondary double glazed shuttered window to the front elevation, fireplace and exposed brick chimney breast, radiator.

BEDROOM 2

3.33m x 3.99m (10'11" x 13'1")

With wooden secondary double glazed shuttered window to the front elevation, fireplace with exposed brick chimney breast, coving, radiator and wall light points.

BEDROOM 3

2.26m x 2.55m (7'5" x 8'5")

Having wooden shuttered window to the rear, fitted wardrobe cupboard and radiator.

BATHROOM

2.28m x 3.07m (7'6" x 10'1")

Containing a period cast iron bath, recessed shower cubicle, pedestal wash handbasin and low level WC., vertical towel rail, spotlights, tiled floor, part tiled walls and airing cupboard with mirrored door and insulated cylinder and electric immersion heater within.

OUTSIDE

The property is approached via a gravelled driveway flanked by low stone walls, leading to a parking area with provision for up to five vehicles and double garage beyond.

The gardens are a delightful feature, divided into two distinct areas, bounded by hedging for privacy. There is a paved patio adjacent to the kitchen providing an ideal outdoor seating area for breakfast or morning coffee. There are various pleasant areas with shrubs, Apple tree, Wisteria, Boston Ivy, external garden tap and power point.

DOUBLE GARAGE

5.08m x 5.60m (16'8" x 18'5")

A detached stone built double garage with pitch tile roof, twin up-and-over doors, personal door to the side, light and power connected.





SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue south taking the right turn on to Wharf Road (A52), over the traffic lights and under the railway bridge onto Harlaxton Road (A607) and out of town. Continue through Harlaxton turning right into Denton along Main Street itself. The property is on the left-hand side before the sharp bend.

DENTON VILLAGE

Denton is 4 miles south west of Grantham and west of the A1. It is situated just off the main A607 Grantham to Melton Mowbray road. Grantham offers excellent facilities including main line railway station to Kings Cross (approx. 1 hour 12 minutes). Denton is also a short distance from the villages of Harlaxton and Barrowby with excellent amenities available at the latter including a primary school.

Denton C of E Primary School, an inclusive church school which has a good Ofsted report, breakfast club, after school clubs etc., is a short walk from the property as well as the Welby Arms which offers fine craft ales, food, live music, quiz nights etc., and is open Wednesday to Sunday, afternoons and evenings.

AGENT'S NOTE

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Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

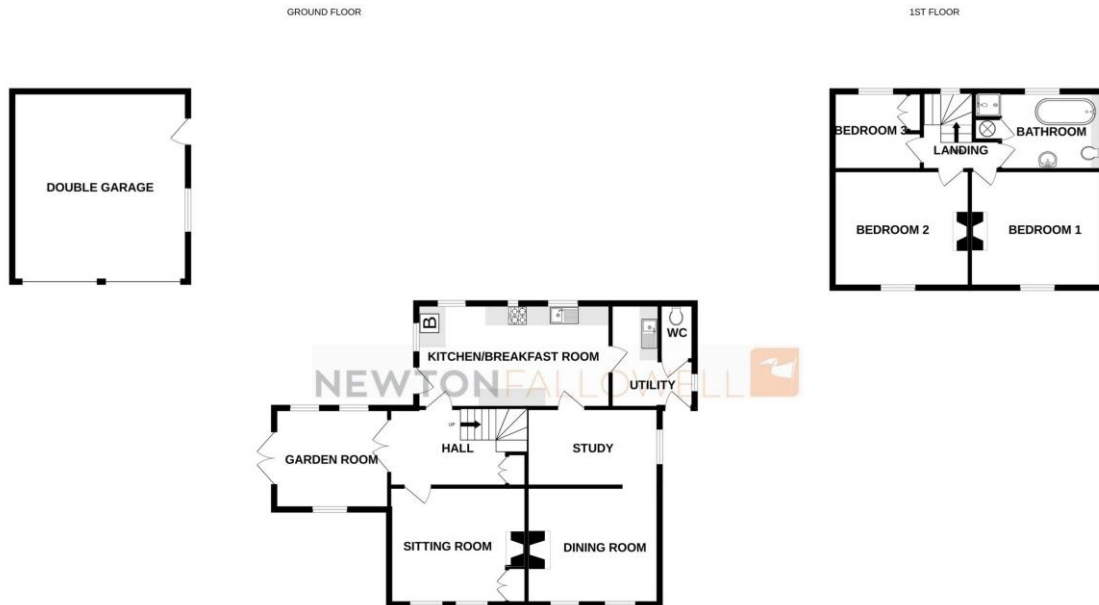
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Floorplan



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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