



**Greenwood Falls Cottage, Mill Lane,
Huthwaite, Sutton-in-Ashfield,
Nottinghamshire, NG17 2NJ**

Offers In The Region Of £320,000

Tel: 01623 626990

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

- Detached Cottage
- Sympathetically Renovated & Restored
- 3 Double Bedrooms & 2 Reception Rooms
- Utility & Downstairs WC Extension
- Vehicular Access to Rear
- Two Storey Rear Extension
- Spacious Living Accommodation: 1519 Sq Ft
- Large Open Plan Kitchen/Diner
- Large South Facing Plot (0.26 Acres)
- Ample Off Road Parking

An extended three double bedroom detached cottage sympathetically renovated and restored throughout to a high standard, occupying a large plot extending to just over a quarter of an acre within easy reach of local amenities, the A38 and M1.

Greenwood Falls Cottage is believed to date back to the mid 19th Century with later extended additions completed by our clients in 2018 to the rear on the ground and first floors. Our clients have carried out a substantial program of renovation and improvement throughout the house during the same time as the extension work creating a first class property of high calibre.

The property offers a spacious layout of living accommodation spanning over two floors extending to circa 1519 sq ft with the majority of the rooms a dual aspect. The ground floor comprises two reception rooms; a dining room and lounge both with beautifully appointed restored beamed ceilings with the main central beams from the Chatsworth Estate. There is a large 30ft open plan kitchen/diner with Aga cooking range and French doors, a utility room and a downstairs WC. The first floor landing leads to a master bedroom with a dressing area and an en suite. Completing the accommodation are two further double bedrooms. The property is rated band A for council tax, has UPVC double glazing, solid fuel heating and a new Klargester sewage treatment plant will be installed by the end of 2024.

OUTSIDE

Greenwood Falls Cottage occupies a lovely position beyond the end of Mill Lane cul-de-sac on an unadopted lane set well back behind a picket fence and double gates which open onto a wide gravel driveway providing ample off road parking. There is a lawned front garden with a hardstanding paved path which leads to a shed. There are steps leading down to a paved patio and path which extends across the full width of the property. Large double gates to the left hand side of the house provides vehicular access to the side and rear of the property. An additional gate to the right hand side of the house also provides access to the rear garden. The rear garden is on two levels and enjoys a south westerly aspect and a pleasant elevated feel. There is a substantial paved patio with planting borders on one side and a low picket fence at the end overlooking the lower level garden. There is a block paved patio area between the kitchen and utility room, a lawn and a large driveway space to the side of the house with vehicular access to the lower level garden. A central paved path and four steps lead to a gravel path down to the end of the garden where there are two lawn sections, fenced boundaries on all sides and a large workshop (21'8" x 9'10") with fantastic scope to build a garage subject to obtaining necessary planning permission.

A PAINTED STABLE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

DINING ROOM

16'7" x 10'11" (5.05m x 3.33m)

The first of two dual aspect reception rooms, having a multi fuel stove with back boiler for heating and hot water, mounted on a quarry tiled hearth with a stone mantle above. Stunning beamed ceiling, two double glazed windows to the front and side elevations and stairs to the first floor landing.

LOUNGE

16'2" x 10'10" (4.93m x 3.30m)

A second dual aspect reception room, having a multi fuel stove mounted on a quarry tiled hearth with stone mantle above. Stunning beamed ceiling and double glazed windows to the front and rear elevations.

LARGE KITCHEN/DINER

30'7" x 10'0" (9.32m x 3.05m)

Having contemporary shaker cabinets comprising wall cupboards, base units and drawers with wood effect laminate work surfaces above. Inset twin Belfast sinks with chrome swan neck mixer tap. There is an Aga cooking range with four ovens and two hot plates with a wood beam and stainless steel extractor hood above. Space for a fridge, tiled floor, underfloor heating, fourteen ceiling spotlights, double glazed windows to the rear and front elevations, French doors lead out onto the rear garden and side entrance door.

UTILITY ROOM

11'11" max x 11'0" (3.63m max x 3.35m)

Having wall and base units, work surfaces and a Belfast sink with brushed chrome swan neck mixer tap. Plumbing for a washing machine and space for an additional appliance. Radiator, four ceiling spotlights, loft hatch, double glazed windows to the side and rear elevations and door leading out to the rear garden.

DOWNSTAIRS WC

5'7" x 3'0" (1.70m x 0.91m)

Having a low flush WC. Radiator, ceiling spotlight and obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING

With two double glazed windows to the rear elevation.

MASTER BEDROOM 1

15'1" x 9'11" (4.60m x 3.02m)

A spacious master bedroom suite, with radiator, six ceiling spotlights and double glazed window to the front elevation. Open plan through to:

DRESSING AREA

10'0" x 7'2" (3.05m x 2.18m)

With radiator, loft hatch, three ceiling spotlights and obscure double glazed window to the rear elevation.

EN SUITE

10'0" x 7'3" (3.05m x 2.21m)

Having a three piece white suite comprising a large shower enclosure with rainfall shower and additional shower attachment. Vanity unit with inset wash hand basin with mixer tap, work surfaces to the side and storage cupboards beneath. Low flush WC. Chrome heated towel rail, four ceiling spotlights and double glazed window to the rear elevation.

BEDROOM 2

16'4" x 11'0" (4.98m x 3.35m)

A second dual aspect double bedroom, with radiator, five ceiling spotlights and double glazed windows to the front and rear elevations. A connecting door leads to the master bedroom.

BEDROOM 3

13'2" x 10'10" max (4.01m x 3.30m max)

A third double bedroom, with two radiators, airing cupboard housing the pressurised hot water cylinder and double glazed window to the front elevation.

DIRECTIONAL NOTE

From Common Road turn onto Mill Lane and follow the road for some distance turning left towards the top of the road continuing on Mill Lane all the way to the end. The property can be found on the unadopted lane set well back from Mill Lane on the left hand side.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains water and electricity are connected. Solid fuel heating. Drainage to a septic tank. We have been informed by our clients that a brand new Klargester sewage treatment plant will be installed by the end of 2024.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

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 and therefore cannot be guaranteed to be in good working order.













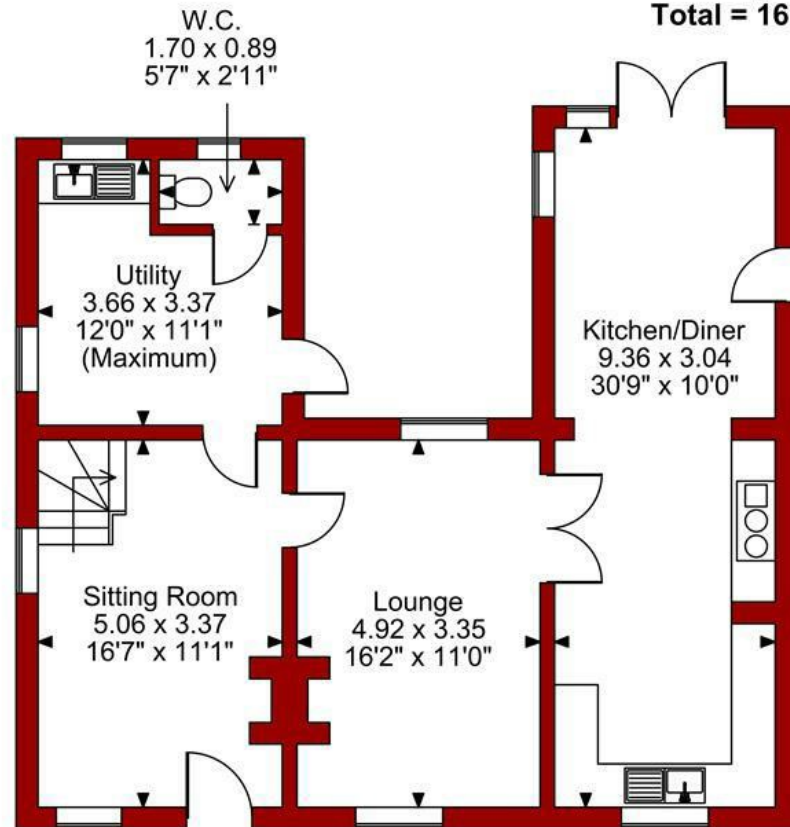




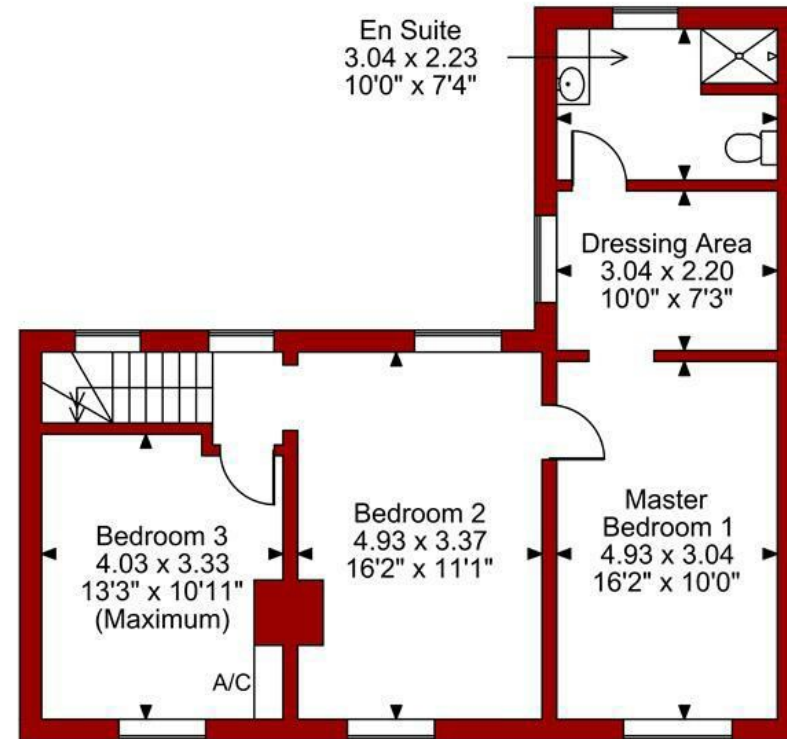




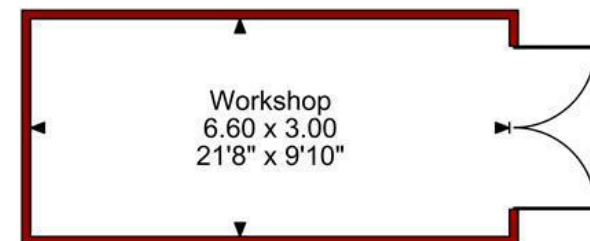
Mill Lane, Huthwaite
Approximate Gross Internal Area
Main House = 141 Sq M/1519 Sq FT
Workshop = 20 Sq M/213 Sq FT
Total = 161 Sq M/1732 Sq FT



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers