

Honeywood Cottage, South Scarle



GUIDE PRICE £725,000 to £750,000. A truly magnificent detached four bedroom cottage set in delightful landscaped grounds. In addition to the four double bedrooms, there are two reception rooms, a fabulous dining kitchen, a bathroom and two en-suites. The property has been extensively remodelled and refurbished by the present owners. The sweeping driveway provides off road parking for numerous vehicles, and there is also a garage and summerhouse. The superb wrap around gardens also include a large kitchen garden with greenhouse.

Guide Price £725,000 to £750,000









Situation and Amenities

The village of South Scarle is situated approximately seven miles from the market town of Newark on Trent and around 12 miles to the City of Lincoln. The village is approached by country lanes from Collingham and Besthorpe. This genuinely unspoilt village is set in delightful, rural and farmland surroundings whilst Collingham (around one mile away) has an excellent range of local amenities. Although there is only a small population in South Scarle itself, there is a post office in the village. Schooling in the area is of a high standard with primary schools being found in Winthorpe and Collingham and secondary schooling in Welbourn and Tuxford. Collingham is a vibrant village with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Trains to Lincoln, Newark and Nottingham also run from Collingham and Swinderby (around 1.7 miles from South Scarle). There is good access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes).

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has windows to either side, limestone flooring and recessed ceiling spotlights. A further door leads into the inner hallway.

Inner Hallway

The inner hallway is tiered in design and has steps leading down to the cloakroom and the lounge, a further door to the sitting room, and the staircase with glass balustrade rising to the first floor. The hallway has limestone flooring, recessed ceiling spotlights and a cast iron radiator.

Sitting Room 14' 6" x 12' 5" (4.42m x 3.78m) (excluding bay window)

This delightful room has a boxed shaped bay window to the front elevation. The focal point of the sitting room is the fireplace with contemporary log burning stove inset. The sitting room has a limestone floor, an exposed beam, recessed ceiling spotlights and two cast iron radiators.

Ground Floor Cloakroom

The cloakroom is sited beneath the staircase and has an opaque window to the rear elevation, a vanity unit with wash hand basin inset and storage beneath, and a high flush WC. The room has recessed ceiling spotlights, limestone flooring, an extractor fan and a cast iron radiator.

Lounge 26' 1" x 12' 11" (7.94m x 3.93m)

This very impressive reception room has dual aspect windows to the front and rear elevations. The focal point of the room is the feature fireplace, once again with log burning stove inset. The lounge has a limestone floor with underfloor heating, an exposed feature stone wall and recessed ceiling spotlights. A door leads into the dining kitchen.

Dining Kitchen 24' 7" x 15' 5" (7.49m x 4.70m) (at widest points)

This beautiful kitchen has dual aspect windows to the front and rear elevations, and two sets of French doors providing access to the front and side gardens respectively. The kitchen is fitted with a comprehensive range of quality base and wall units, including display cabinets, complemented with Quartz work surfaces and matching splash backs. There is a twin bowl ceramic sink, and integrated appliances include two Neff ovens each with warming drawer below, a full height fridge and freezer, and a wine fridge. The large central island provides yet further storage and also incorporates a breakfast bar and an induction hob with centrifugal extractor. The room is of sufficient size to accommodate a large dining table, and has limestone flooring with underfloor heating, kickboard lighting, and a combination of recessed ceiling spotlights and triple ceiling light points above the central island. Also accessed from the kitchen is the second porch.

Second Porch

This porch leads to the front garden and has windows on either side. The porch provides an ideal storage facility for coats and shoes etc., and has recessed ceiling spotlights.

First Floor Landing

The staircase with glass balustrade rises to the first floor landing which has four windows to the rear elevation, and doors into all four bedrooms and the family bathroom. The landing has recessed ceiling spotlights and two cast iron radiators. The airing cupboard housing the central heating manifold, together with access to the loft space are located on the landing.

Bedroom One 14' 6" x 13' 5" (4.42m x 4.09m)

An excellent sized double bedroom with a window to the front elevation. The bedroom has a hipped roof, recessed ceiling spotlights and a cast iron radiator. A door leads into the en-suite shower room.

Bedroom One En-suite

This beautifully appointed en-suite has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains rainwater head shower and curved shower screen. In addition there is a vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with Italian porcelain tiled flooring and part Italian porcelain tiling to the walls, together with recessed ceiling spotlights. There is also an extractor fan, a shaver socket and a heated towel rail.

Bedroom Two 10' 0" x 9' 8" (3.05m x 2.94m) (plus door recess)

A double bedroom with a window to the side elevation overlooking the garden and open countryside beyond. The bedroom is full of character and charm with a hipped roof, and also has a fitted double wardrobe, a ceiling light point and a cast iron radiator. A door leads through to the en-suite shower room.

Bedroom Two En-suite

This en-suite has a dormer window to the front elevation and is fitted with an oversized walk-in shower cubicle with electric rainwater head shower, wash hand basin on set and WC. This second en-suite is also complemented with Italian porcelain flooring, part Italian porcelain tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a heated towel rail.

Bedroom Three 10' 6" x 10' 5" (3.20m x 3.17m)

A further double bedroom having a window to the front elevation, a fitted double wardrobe, a ceiling light point and a cast iron radiator. The room is currently utilised as a home office/study.

Bedroom Four 10' 8" x 10' 0" (3.25m x 3.05m)

Bedroom four is also a double and has a window to the front elevation, one double and one single fitted wardrobe, a ceiling light point and a cast iron radiator.

Family Bathroom 12' 8" x 10' 9" (3.86m x 3.27m)

This magnificent family bathroom has a window to the front elevation and is fitted with a contemporary suite comprising a double ended bath with tap stand, a large vanity unit with wash hand basin on set and storage beneath, and a high flush WC. In addition there is an oversized walk-in shower cubicle with mains rainwater head shower. The bathroom is enhanced with Italian porcelain flooring, part Italian porcelain tiling to the walls and recessed ceiling spotlights. There is an extractor fan, a shaver socket and a heated towel rail. Further access to the loft space is obtained from here.

Outside

Honeywood Cottage stands on a wonderful plot and is approached via a five bar gate which leads onto a sweeping gravelled driveway providing off road parking for numerous vehicles, and this in turn leads to the garage. A footpath leads to the front door.

Garage 32' 10" x 10' 0" (10.00m x 3.05m)

The garage has twin wooden doors to the front elevation, a personnel door to the side, and is equipped with power and lighting.

Gardens

The very tastefully landscaped wrap around gardens are predominantly to the front but also sweep around either side therefore enjoying all day sunshine as it moves around. The gardens include a shaped and well maintained lawn edged with borders containing a variety of mature shrubs, plants, flowers and trees. A wonderful feature is the large kitchen garden area with greenhouse. There are also a number of seating areas which are ideal for outdoor entertaining. Looking towards the east there are open countryside views. The summerhouse is included within the sale.

Summerhouse 18' 3" x 12' 6" (5.56m x 3.81m)

The summerhouse is of timber construction, has triple aspect windows and French doors, and is equipped with both power and lighting. This would make an ideal home office/studio if required.

Council Tax

The property is in Band F.

Agent's Note

All rooms in the property, apart from the bathrooms, have hardwired TV points.

Services

The property is double glazed and has oil fired central heating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

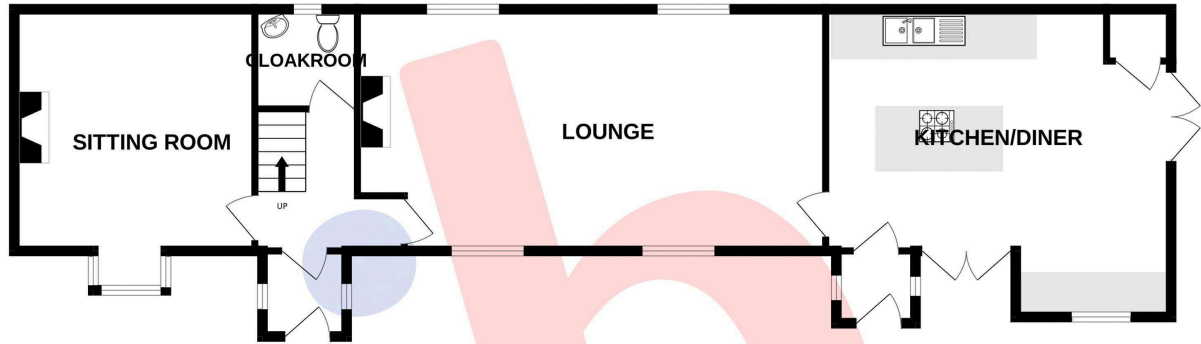
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

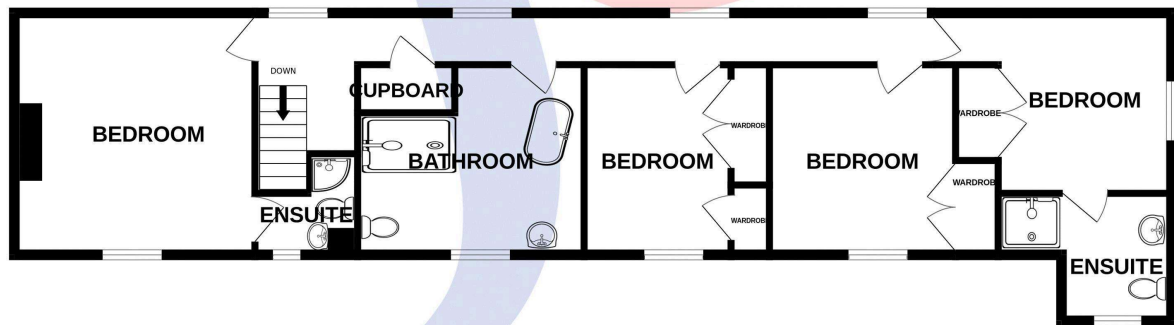
Services/Referral Fees

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GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.4 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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