



Rother Cottage 126, High Street, Brant
Broughton, Lincoln, LN5 0SA

£900,000
Tel: 01636 611 811

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

Rother Cottage, an extended 19th Century house, stands in 2.927 acres with a fenced paddock, garden and a range of domestic outbuildings and stables. The property stands on the outskirts of Brant Broughton, a beautiful village and conservation area. The location, centrally situated between Newark, Lincoln, Grantham and Sleaford, is just inside the Lincolnshire border, an important catchment area for primary and secondary schooling. Rother Cottage is presented in a beautiful state of decoration, ready to move into and ideal for family occupation.

The property provides practical and well planned accommodation suitable for a modern lifestyle. The ground floor accommodation provides a spacious kitchen, utility room, WC, snug, front hall, sitting room and a spacious king size ground floor bedroom, en-suite and dressing room, useful for visitors or a guest room. There is a super-king size master bedroom with en-suite, three further king size bedrooms with bedroom four having an en-suite facility and family bathroom.. Externally there is a good range of traditionally built outbuildings, ample parking and turning space. The paddock is an ideal facility for a family with children's ponies or, indeed, simply for nature and conservation.

Rother Cottage lies within the Brant Broughton Conservation Area, opposite to the beautiful grounds of the Manor House and adjacent to the sports ground with pavilion.

The village of Brant Broughton is situated 8 miles east of Newark close to the Nottinghamshire and Lincolnshire border. This pretty and genuinely unspoilt village has a variety of brick and stone built properties. The spire of the Parish Church, St Helen's, noted by Nikolaus Pevsner in his book Buildings of England, is one of the most elegant in Lincolnshire. The village has a primary school and a public house. Communications in the area are excellent with the A1 and A46 trunk roads crossing at Newark. Newark and Grantham are on the main East Coast railway line with rail services to London King's Cross and journey times of just over 65 minutes from Grantham station.

The property is traditionally built with brick elevations

under a pantiled roof. There are original late 19th Century characteristics and the property was extended some years ago. Planning permission has been granted and Building Regulation Approval obtained for a kitchen extension and glass fronted atrium. The property provides the following accommodation:

GROUND FLOOR

FRONT HALL

Entrance door, tiled floor, recess with shuttered window and pine staircase to the first floor.

SITTING ROOM

20' x 14'4 (6.10m x 4.37m)



Fireplace with wood burning stove, Finlock radiator, wall lights, two shuttered front windows. Side window and indoor window.



KITCHEN

21' x 14'9 (6.40m x 4.50m)
(overall measurements)





Bifold doors to the garden, an extensive range of fitted units including a dresser and island with Belfast sink. Rangemaster cooking range, finlock radiator, cupboard with Worcester oil fired central heating boiler. LED lighting and tiled floor.



REAR ENTRANCE LOBBY

With stable door.

CLOAK ROOM



With low suite WC, basin, tiled floor and finlock radiator.

UTILITY ROOM

9' x 6'7 (2.74m x 2.01m)
(overall measurements)

Belfast sink, built in cupboard, tiled floor. Base cupboards and shutters.

SNUG

15' x 14'5 (4.57m x 4.39m)



Heavily beamed ceiling, cupboard under the stairs. Shuttered window, Finlock radiator, wood burning stove and tiled hearth.

There is a lobby off the entrance hall with Finlock radiator and opening to Ground Floor Bedroom Five.

BEDROOM FIVE

12'9 x 12'9 (3.89m x 3.89m)



Fireplace and stove, centre opening French windows, and corner window with shutters. Finlock radiator.



EN-SUITE

7'1 x 6' (2.16m x 1.83m)



Rain shower and screen, low suite WC, heated towel rail.

FIRST FLOOR

A winding pine staircase leads to the first floor landing.

INNER LANDING



With small built in cupboard and access to a balcony.



MASTER BEDROOM SUITE & DRESSING ROOM



Master bedroom suite and dressing room comprising six built in double wardrobes and two steps up to Master Bedroom One. Hatch access to loft space.

MASTER BEDROOM

20'7 x 14'5 (6.27m x 4.39m)



Painted panelled walls, two Finlock radiators, dual aspect south and west and provision for a flat screen television.



EN-SUITE

7'10 x 6'8 (2.39m x 2.03m)



6'7 wide shower with screen and rain shower, basin with unit and low suite WC. Heated towel rail.



FRONT LANDING

Finlock radiator.

FAMILY BATHROOM



Clawfoot bath, basin, close coupled WC. Radiator, fitted corner cupboard.

BEDROOM TWO

15'8 x 7'9 (4.78m x 2.36m)



Finlock radiator, hatch to the roof space.

BEDROOM THREE

11'11 x 10'10 (3.63m x 3.30m)



Finlock radiator.

BEDROOM FOUR

12'9 x 12'8 (3.89m x 3.86m)



Corner window and window to the rear elevation, Finlock radiator.



EN-SUITE



With easy access from Bedroom Four and the Inner Landing. 4' wide shower and screen, rain shower, basin with marble surround, low suite WC, chrome heated towel rail.



OUTSIDE



Electrically operated gates give access to the property.

There is an extensive gravelled drive and parking areas.

Range of domestic outbuildings of brick construction under a pantile roof comprising oil tank room and store room. Further range of brick and pantiled buildings comprising bin store, closet, store room/loose box and open fronted log store.





GARAGE

14'8 x 10'10 (4.47m x 3.30m)
With double doors.

STABLE ONE

12' x 12' (3.66m x 3.66m)

STABLE TWO

12' x 12' (3.66m x 3.66m)



There is a lawned garden area and children's play area. Post and rail fenced paddock.

FENCED TURN OUT PADDOCK WITH NISSAN HUT



AERIAL VIEWS



SERVICES

Mains water, electricity, and drainage are all connected to the property. Central heating is oil fired.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

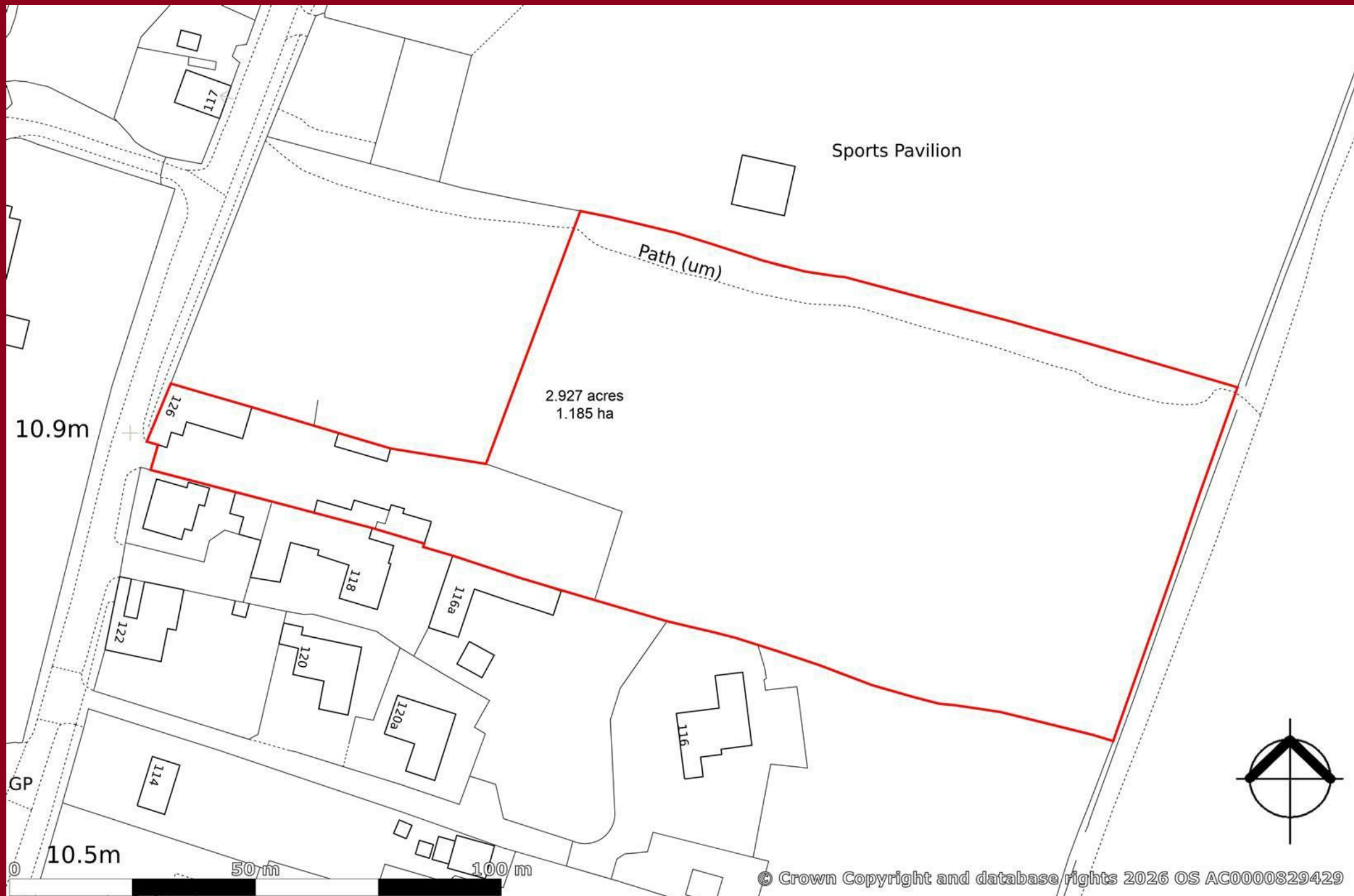
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

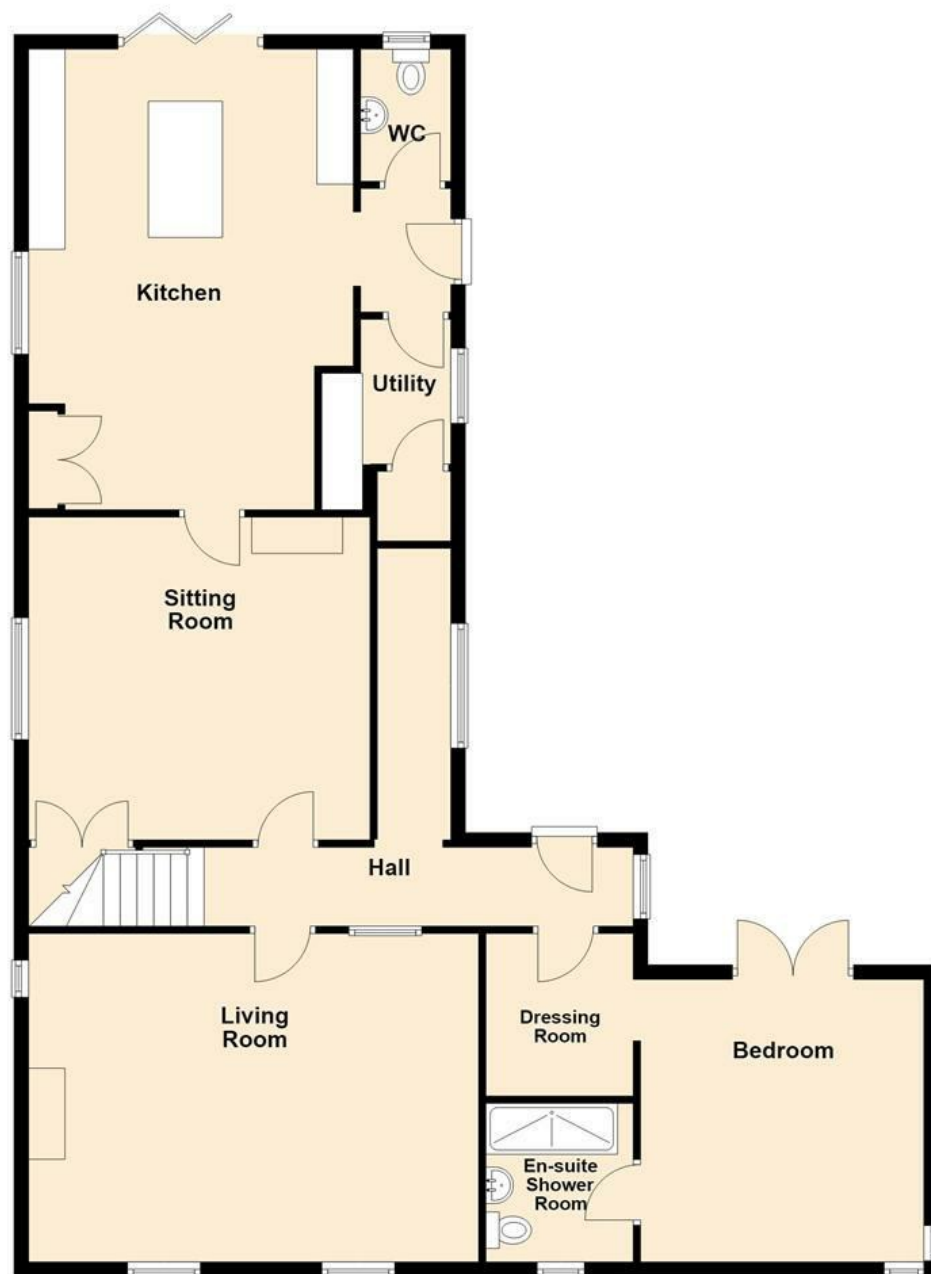
COUNCIL TAX

The property comes under North Kesteven District Council
Tax Band F.



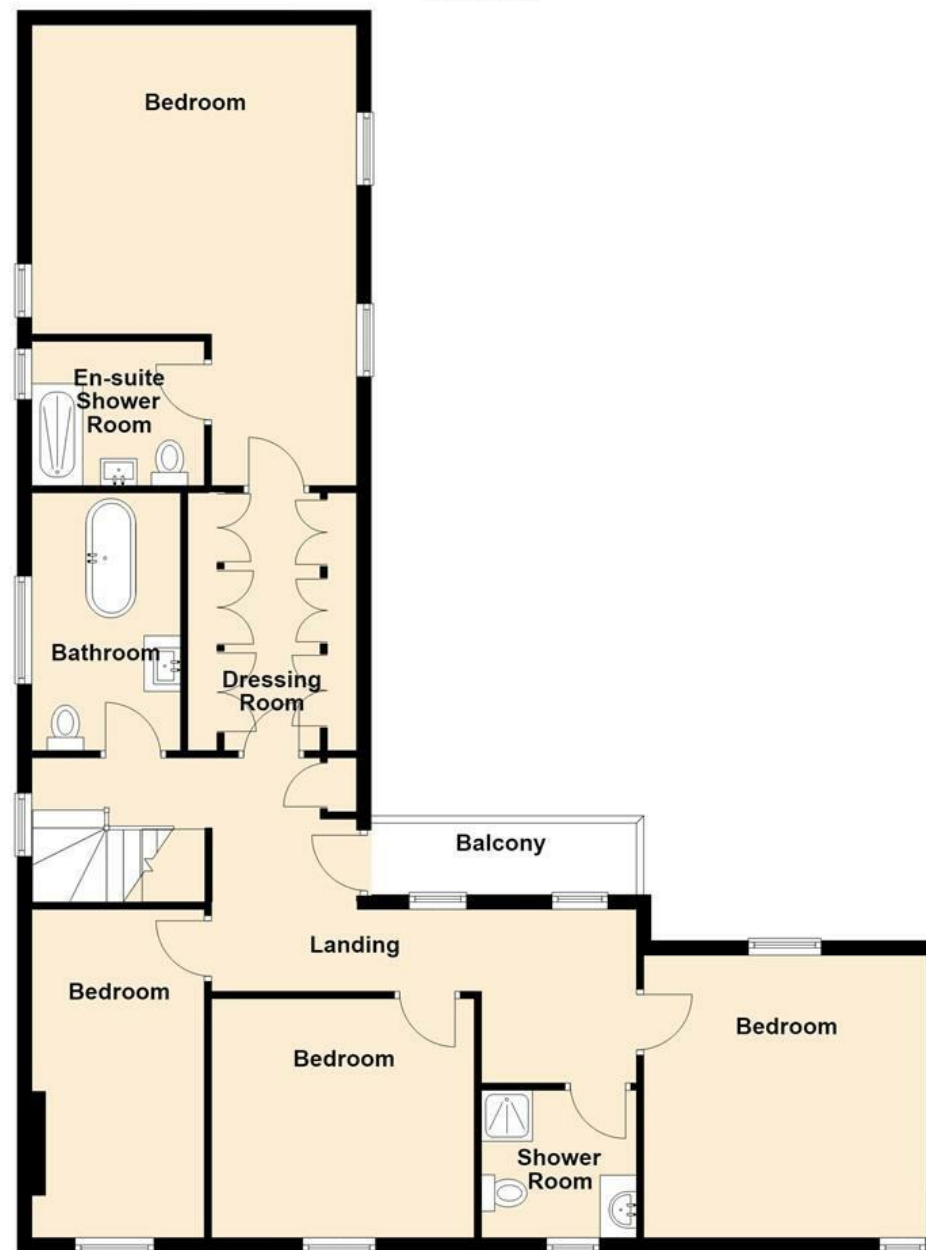
Ground Floor

Approx. 126.4 sq. metres (1360.2 sq. feet)



First Floor

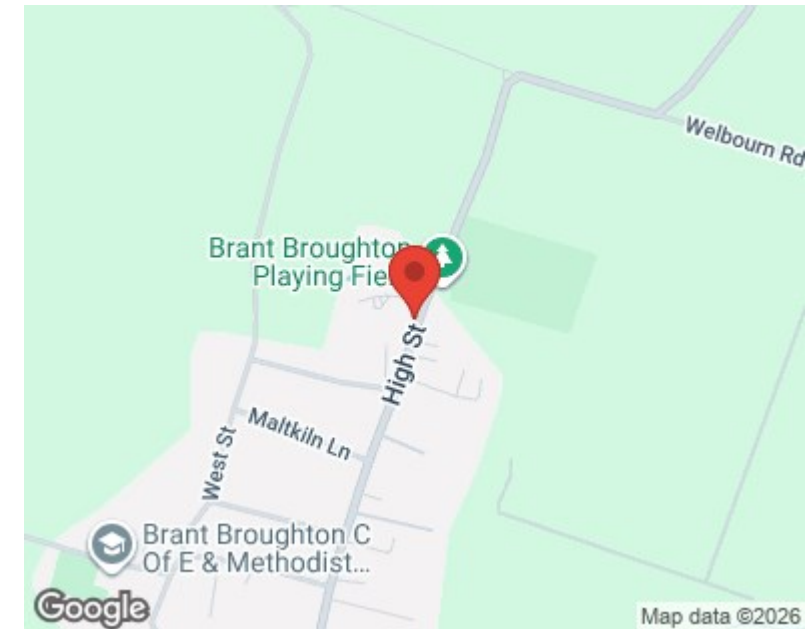
Approx. 107.1 sq. metres (1153.2 sq. feet)
(excluding Balcony)



Total area: approx. 233.5 sq. metres (2513.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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