



Butt Hill, Whitwell Worksop S80 4RP

welcome to

Butt Hill, Whitwell Worksop

Looking for a one of a kind three-bed cottage in a charming village setting? Holly Tree Cottage offers character, history and generous gardens, complete with parking, pond, and original features throughout. Viewings are highly recommended to appreciate this truly unique home.



Holly Tree Cottage, Butt Hill

Lounge

Enter the property via the front facing entrance door into a welcoming lounge featuring a front facing double glazed window, slate flooring, a dual fuel burner set within a brick fireplace, and exposed ceiling beams.

Dining Room

A spacious room with a front-facing double-glazed window, slate flooring, central heating radiator, exposed brick feature fireplace and characterful exposed beams.

Kitchen

Fitted with a range of wall and base units topped with wooden work surfaces, incorporating a double Belfast sink with copper tap and an integrated water filter. Additional features include an integrated electric oven with gas hob, tiled flooring, a rear facing double glazed window and a rear entrance door giving access to the enclosed garden.

Landing

A tall hallway ceiling with exposed beam and skylight, filling the space with natural light.

Bedroom One

A generous double bedroom with a front facing double glazed window, central heating radiator, feature fireplace, built in storage and loft hatch with drop down ladder leading to a fully boarded loft area for ample storage.

Bedroom Two

A second double bedroom with a front-facing double-glazed window and central heating radiator.

Bedroom Three

A character double bedroom featuring a fireplace, wooden flooring and rear-facing French doors opening onto a private patio seating area.

Bathroom

A modern and stylish three-piece suite comprising a Jacuzzi bath with rainfall shower over, WC and wash hand basin. Slate flooring with underfloor heating, slate-tiled walls and a side-facing obscure double-glazed window complete the room.

Exterior

The garden offers a wealth of features including an outhouse with utility and storage, a mature pond with water feature, decking, lawned areas, cottage-style planting beds, and a patio area overlooking the garden ideal for a summer house. A second patio sits beneath the iconic Holly Tree, complemented by mature Wisteria providing shade in the summer months.

Utility / Outhouse

Fitted with plumbing for a washing machine and space for a dryer, offering practical additional storage.



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Butt Hill, Whitwell Worksop

- Charming and historic three-bed cottage in the village of Whitwell
- Blends original character with modern upgrades
- Bathroom with underfloor heating, Jacuzzi bath & rainfall shower
- Three double bedrooms, one with French doors to private seating area
- Mature garden with pond, decking, lawn & cottage-style planting

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WKS115850 - 0002

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william h brown



01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire,
S80 1JA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)