



# South Street

Normanton-On-Trent, Newark, NG23 6RQ

£625,000



Nestled in the charming village of Normanton-On-Trent, Newark, this delightful detached cottage on South Street offers a perfect blend of comfort and modern living.

As you enter the home, you are greeted by a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-proportioned living spaces provide ample room for family gatherings and social occasions. The kitchen is designed with functionality in mind, making it a wonderful space for culinary enthusiasts to create delicious meals.

The four bedrooms are generously sized, allowing for personalisation and comfort. The layout of the house ensures that there is plenty of privacy for all family members.

Outside, the property boasts a lovely garden with the benefit of a gym, sauna and hot tub providing a serene outdoor space for children to play or for adults to unwind after a long day.

This property is not just a house; it is a home where memories can be made for years to come and a separate income can be earned from the popular Annex which is a successful air B&B.



## Description

Welcome to the delightful Church Corner Cottage which offers a perfect blend of cosy living and modern conveniences. Nestled in a picturesque neighbourhood, this property offers unique features that cater to both relaxation and productivity. Enjoy the convenience of a dedicated workspace designed for focus and productivity, complete with ample natural light and privacy. Ideal for remote work or creative pursuits. Stay fit and motivated with a personal gym, this space is conveniently located within the property for easy access and then unwind after a long day or a good workout in your own sauna, or soak away the stress in the luxurious hot tub, offering a perfect escape right in your own backyard. The property also offers an income opportunity or Granny annex as it has its own successful air B&B within the grounds.

## Hallway

The property can be entered through the formal front entrance with a split stair case rising to first floor landing, single panelled radiator, wall light fittings and doors giving access to the ground floor rooms or through the wooden stable door into kitchen.

## Lounge 14'9" x 13'8" (4.50m x 4.19m)

The lounge has a feature stone fireplace with a quarry tiled hearth housing the log burner, oak flooring, beamed and coved ceiling, decorative radiator cover, wall light fittings and single French door with glazed side panels leading out into the sun room. A rounded archway and a step down leads into the study area.

## Study Area 14'9" x 5'6" (4.50m x 1.70m)

Stepping down into the study area with the continuation of the oak flooring, wall light fittings, feature exposed wooden stairway, built in office furniture looking out through the double glazed Georgian style window to side elevation.

## Sun Room 12'3" x 10'5" (3.74m x 3.20m)

A spacious addition to the living space of the cottage is the sun room entered from the lounge, built on a dwarf wall over looking the garden with recess lights, electric panel heaters and French doors leading out on to the garden.

## Dining Room 14'9" x 9'3" (4.50m x 2.84m)

This charming fireplace serves as the heart and one of the wow factors of the home internally, beautifully blending traditional rustic charm of grey stain ceiling beams with contemporary comfort. The multi fuel burning stove is framed by a stunning brick surround, accentuated by warm ambient lighting that creates an inviting atmosphere reflecting off the Herringbone brick hearth. Under stairs storage and side storage unit, wall lights and Cardene flooring and access leading through into the kitchen / breakfast room.

## Kitchen / Breakfast Room 14'9" x 11'8" (4.50m x 3.56m)

The kitchen has been recently renovated with high gloss Cashmere soft closing wall and base units with integrated Bosch appliances; fan assisted oven, four ring induction hob, microwave, designer extractor and dishwasher, ceramic sink with a Quooker tap, complimentary sparkling brick tiles adding a modern twist and breakfast bar. A double oven oil Arga is available for additional culinary delights. Leading through from the kitchen there is an additional large larder storage area.

## Utility Room 12'0" x 5'7" (3.68m x 1.71m)

Allowing for the noisy appliances and day to day laundry tasks to be tucked away in the utility room which has a work surface and provisions for washing machine and tumble dryer.

## Ground Floor Cloak Room 6'11" x 4'3" (2.13m x 1.31m)

Every family homes needs a ground floor cloak room with part tiled walls, Cardene flooring soft closing wc and hand basin.

## Stairs & Landing

Leading up the carpet stairs onto the split landing with an unique exposed brick wall, stairs rising to the attic room and doors to the remaining rooms on the first floor.

## Master Bedroom 13'1" x 12'1" (4.00m x 3.70m)

A front facing double room with plush carpet built in 'his and hers' wardrobes with matching drawers, ceiling beam, solid wood internal door and recess lighting.

## Bedroom Two & En Suite 14'7" x 10'7" (9'2" x 4'1") (4.45m x 3.25 (2.80m x 1.25m))

A double bedroom front facing with exposed brick wall, storage cupboard, carpet and radiator with access to the ensuite which has a one and a half walk in shower cubicle with an electric power shower, wc and hand basin.

## Bedroom Three (Attic Room) 13'1" x 11'3" (4.00m x 3.45m)

Leading to the second floor with featured lighting along the stairs with a spindle staircase into the attic bedroom which has carpet, radiator, ample of storage in the eaves and a Georgian window over looking the front.

## Bedroom Four 10'2" x 7'8" (3.10m x 2.36m )

A single room with the only window over looking the road side with carpet, radiator and fitted wardrobes.

## Family Bathroom 11'10" x 9'4" (3.63m x 2.85m)

A touch of sophistication with a luxury bathroom comprising of a bath with centre taps and plinth lighting, soft closing wc, floating hand basin with double drawers and a double walk in shower cubicle with rain shower, mosaic tiles, mist free mirror with lighting and music, carpet and two designer heated towel rails and an exposed brick wall and two storage cupboards.

## Annexe / Air B&B

For additional income or hosting family and friends, the annex provides a private space with its own entrance, kitchen, and bath facilities. This self-contained unit is an excellent investment opportunity or a wonderful guest suite.

## Gym 9'7" x 9'4" (2.93m x 2.85m)

Stay fit and motivated without having to leave the grounds with your own personal gym with non slip flooring, mirrored wall and electric sockets and recess lighting.

## Garden Office 15'2" x 9'0" (4.64m x 2.76m)

A purpose built office with dual work space, kitchenette area, recess lighting, with a patio door leading out on to an additional under cover relaxation area for needed breaks.

## Outside

Unwind after a long day in your own wooden sauna, or soak away the stress in the luxurious under cover hot tub offering a perfect escape right in your backyard with seating area, games area, electrics and lighting. A place to retreat what ever the weather. The is an extensive lawn, Indian stone patio out side electrics and lighting, wooden gazebo with ceiling mood lighting. The property is fully enclosed with two sets of double wooden gates leading to a generous driveway for many vehicles.

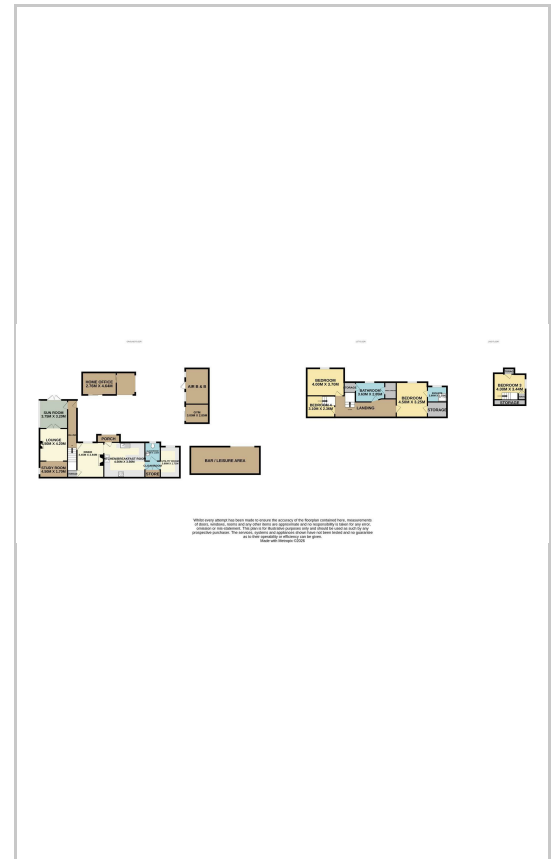
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

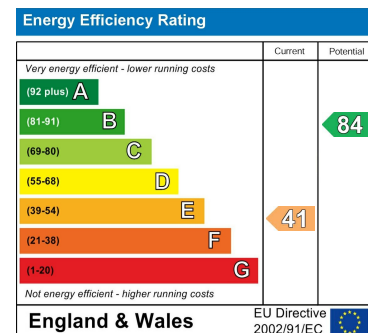
## Area Map



## Floor Plans



## Energy Efficiency Graph



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