



## 61 HIGH STREET

NEWTON-ON-TRENT, LN1 2JP

£385,000  
FREEHOLD

Proudly presenting High Street, Newton on Trent.  
A beautifully presented character cottage, thoughtfully improved by the current owners and brimming with charm, personality and unique features throughout.



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# 61 HIGH STREET

## Description

Dating back to the 19th century, this deceptively spacious semi-detached home blends traditional styling with modern touches, offering a layout that is both flexible and full of warmth. Inside, the accommodation is well-proportioned and ideal for family life or those looking for something a little out of the ordinary.

The cosy dining room/snug is an ideal spot for casual meals or relaxing evenings and leads into a beautifully designed and recently fitted shaker-style kitchen, complete with a fantastic range of storage options and quality integral appliances plus the pantry cupboard, combining practicality with country-cottage aesthetics.

The lounge features a multi-fuel burner, creating a warm and inviting atmosphere. The sitting room, adorned with French doors, opens up to the serene rear garden - ideal for entertaining or enjoying the outdoors from within.

The ground floor also includes a family bathroom and a separate shower room, ensuring luxurious practicality for family living.

Ascending one of the two staircases, you will discover four generously sized double bedrooms, each offering a peaceful retreat. The thoughtful layout of the home ensures that every member of the family has their own space to unwind whilst offering its own character and a sense of space rarely found in period cottages.

Outside, the property is set back from the lane, providing a sense of privacy. The gravelled parking area accommodates up to three vehicles, and a private gated access leads to two well-maintained garden areas. These gardens feature spacious lawns, a summerhouse/lodge and a variety of useful outbuildings - two with power supplies, perfect for additional storage or hobbies.

This charming cottage, with its rich history and modern enhancements, presents an exceptional opportunity for those seeking a family home in a picturesque village setting. Don't miss a rare opportunity to purchase a truly individual home that successfully combines period charm with modern living.

## Utility Boot Room

Entering into the useful boot room and utility, with a convenient bespoke wooden seat and shoe storage beneath and door leading into the main residence. The utility laundry area is cleverly designed to provide integral washing machine, inset Belfast sink and storage units with solid wooden work surface and upstands over. A window overlooking the front garden, internal windows and a captivating contrast of exposed brickwork walls, woodwork and the wooden laminate flooring.

## Inner Hall

With original ornate patterned tiled flooring and rustic beams to ceiling, the Inner Hall invites us to the Lounge, Dining Room and Shower- room via separate doors respectively.

## Dining Room

With a slight step down into the first reception room, this bright and welcoming room is currently utilised as a snug breakfast room. Having large window to the rear garden, feature brick faced inglenook fireplace (capped) and beautiful original oak flooring. With door to the rear entrance hall and door to:

## Kitchen

With a well designed and comprehensive range of timeless shaker style units and deep drawers with solid wood worksurface and upstand over to base level and complimenting eye units to eye level. With inset sink unit, integral 'Bosch' dishwasher, integral 'Bosch' electric fan oven and grill and complimenting 'Bosch' electric hob above with glass upstand and space for washing machine. Dual aspect views provided by three windows, laminate wood flooring and door to:

## Pantry Store

An invaluable storage space that runs under the second staircase recess.

## Shower- Room

With window to the rear, the characterful shower-room offers WC, wash hand basin, large enclosed walk in shower cubicle with sliding entrance door and direct feed shower with rainfall head, laminate flooring, painted timber panelling to part walls and original exposed rustic beams to ceiling



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## Lounge

The welcoming Lounge enjoys a large window to the rear garden and two feature windows to the boot room, there is ample space for comfy sofas, armchairs and media outlets and with the added bonus of the feature fireplace with inset multi-fuel burner and rustic exposed wooden plinth that compliments the original exposed beams to ceiling. The perfect sanctuary to unwind in front of the fire!

Door to:

## Sitting Room

With french style doors to the rear garden and two windows to the front and having an inset feature fireplace with quirky alcove bookshelves to each recess and exposed rustic beams to ceiling. The lounge offers elegance and inviting comfort. Originally one large room with the neighbouring Lounge that could be reinstated with ease if desired. With door to the boiler room and door to the Inner Lobby.

## Boiler Room

Housing the floor standing oil fired central heating boiler, running under the first staircase recess providing convenient storage.

## Inner Lobby

Providing access to the Bathroom with a wide staircase rising to the first floor and into the Master Bedroom

## Bathroom

The luxurious family bathroom has double height ceiling, frosted window to the rear, a beautiful roll top clawfoot bath with decorative tiled splashback and handheld shower wand, tiled flooring, WC and vanity wash hand basin, slimline radiator and extractor.

## First Floor

With two staircases either end of the property for ease of access, the first staircase rises to Bedroom One

## Bedroom One

With dual aspect views via windows to the front and rear, exposed beams and exposed feature wall with fireplace recess, this large bedroom may easily accommodate a super king and ample bedroom furnishings. With door to:

## Bedroom Two

The second bedroom is of equally generous proportions and may easily accommodate a superking as well as further bedroom furnishings. With dual aspect views provided by a window to the front and rear, providing access to the ceiling loft hatch, exposed beams, bedroom furnishing recess and bespoke fitted wardrobes, one part also housing the cylinder/immersion. With door to:

## Landing

Leading to the further bedrooms and second staircase.

## Bedroom Three

With window to the rear, exposed brick work feature wall, walk in wardrobe this bedroom is currently utilised as a dressing room but may easily accommodate a double bed and further furnishings.

## Bedroom Four

With a step down, partially sloped ceiling and window to the side, the fourth bedroom may easily accommodate a double bed and further furnishings.

## Outside

The property offers two captivating garden areas and benefits from a larger than average plot. The property is accessed via a shared driveway which leads to a parking area for up to three vehicles and also includes the first useful outbuilding with power and light. Pedestrian gateways leads to each of the garden areas - with impressive lawns, seating and patio area and further outbuildings situated in the front garden - the brick outbuilding and a lean to shed (both with power and lighting) There is also a timber summerhouse lodge which has power and light and a 4x further external power point, security lighting and CCTV.





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## ADDITIONAL INFORMATION

**Local Authority** – West Lindsey

**Council Tax** – Band A

**Viewings** – By Appointment Only

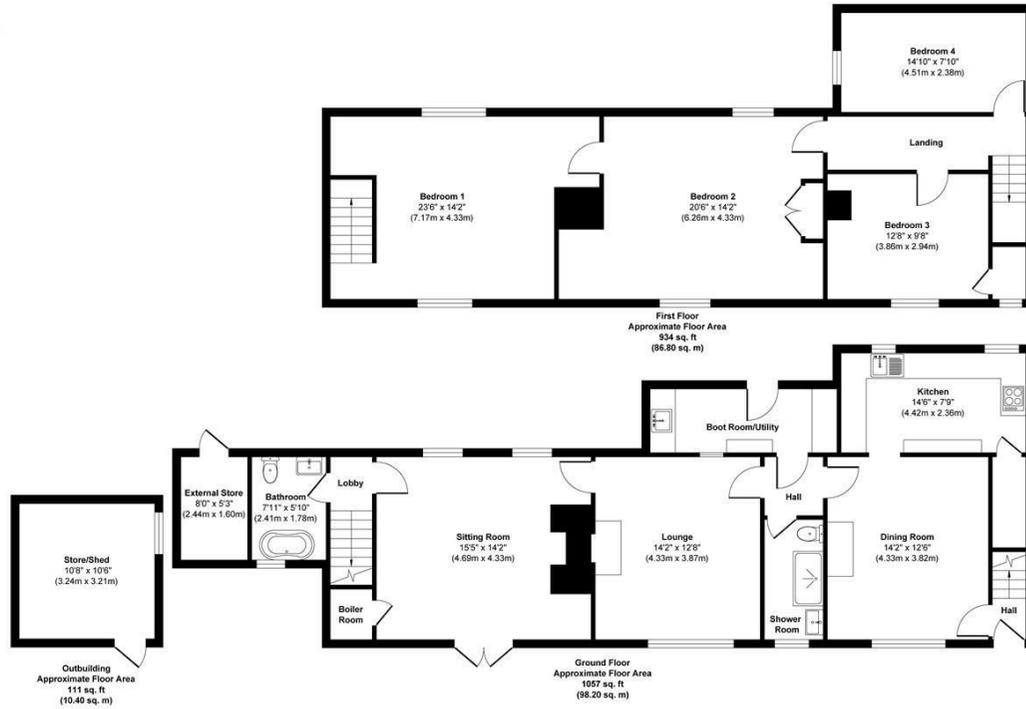
**Floor Area** – 1948.28 sq ft

**Tenure** – Freehold





## High Street, Newton on Trent



Approx. Gross Internal Floor Area 2102 sq. ft / 195.40 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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