



**Holly Tree Cottage Eastgate, Normanton-  
On-Trent, Newark, NG23 6RN**

**No Chain £350,000**

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A charming period detached cottage, believed to date back to the 1600s, with later additions in the 1980s and 2004, Holly Tree Cottage is a wonderfully characterful four bedroom home that blends historic charm with practical family living. Set within a generous plot of approximately 0.16 acres, the property enjoys a private and established position along Eastgate, with mature gardens wrapping around the side and rear, laid out with lawn and patio terraces.

The accommodation is well balanced and thoughtfully arranged across two floors. An entrance porch leads into the heart of the home, where a welcoming living room provides a cosy and characterful space, complemented by a separate study – ideal for those working from home. The dining kitchen offers a sociable setting for everyday living and entertaining, with access through to a useful utility room and a ground floor WC.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, whilst the remaining bedrooms are served by a family bathroom, creating a practical layout suited to modern family living.

The property is well maintained throughout and retains a warm, inviting feel, further enhanced by an oil-fired central heating system and UPVC double-glazed windows.

Externally, Holly Tree Cottage sits within a delightful plot extending to approximately 0.16 acres. The gardens wrap around the rear and side of the property, offering a high degree of privacy thanks to established hedgerows and mature trees. A gravel driveway, accessed via a new set of wooden gates, provides off-road parking for up to four vehicles. In addition, there is a useful brick-built outbuilding along with timber sheds, offering excellent storage or potential for further use.

This is a rare opportunity to acquire a period home of genuine character in a well-regarded village setting.

Normanton-on-Trent is a charming and well-positioned Nottinghamshire village, situated to the north-east of

Newark-on-Trent and conveniently accessed via the A1 and surrounding country lanes. Surrounded by open countryside, the village offers a peaceful rural setting whilst remaining well placed for access to nearby towns and key transport links.

The village benefits from a well-regarded primary school, a village hall and a welcoming community atmosphere. There are also two public houses, The Square and Compass and The Crown, both of which are popular with residents. Everyday amenities can be found in nearby Sutton-on-Trent, including a modern Co-op convenience store, The Lord Nelson public house, Butcher's Brew coffee shop and Sutton-on-Trent Church of England Primary School. Newark-on-Trent provides a more comprehensive range of facilities, including supermarkets, independent retailers, restaurants and leisure options.

Normanton-on-Trent enjoys a strong sense of community, with local events and activities contributing to its friendly and inclusive feel. The surrounding countryside offers excellent opportunities for walking, cycling and outdoor pursuits, making it an ideal location for those seeking a quieter pace of life without feeling isolated.

The village is well placed for commuting, with easy access to the A1 providing links both north and south. Newark-on-Trent offers direct rail services to London King's Cross in approximately 75 minutes, making the area particularly attractive to commuters. In addition to the local primary school, there is the well-regarded Tuxford Academy secondary school, rated Good by Ofsted, just a short drive away.

Normanton-on-Trent perfectly balances rural charm with accessibility. Its attractive setting, strong community spirit and proximity to Newark and major transport links make it a highly desirable village for a wide range of buyers.

This detached cottage is reputed to be the oldest property in the village, dating from circa 1600 and originally a row of workers cottages. Later modern extensions were built in the 1980s and 2004 respectively. Constructed of brick elevations with thermal rendering under a tiled roof

covering. The central heating system is oil fired with a new combination boiler installed in 2019. There are uPVC double glazed windows.

The living accommodation, which is arranged over two levels, can be described in further detail as follows:

## GROUND FLOOR

### ENTRANCE HALL

Wooden front door with leaded light. Staircase to first floor.

### LIVING ROOM

14'2 x 12'11 (4.32m x 3.94m)



Under stairs storage cupboard. Attractive brick arch fireplace with quarry tiled hearth housing a multi-fuel stove. Beamed ceiling, panelled dado, wood effect ceramic tiled flooring, uPVC double glazed window to the front.

## STUDY

12'9 x 6'5 (3.89m x 1.96m)



UPVC double glazed window to the side, radiator, beamed ceiling.

## ENTRANCE PORCH

5'10 x 5'8 (1.78m x 1.73m)



Stable style entrance door, two uPVC double glazed windows to the side, ceramic tiled floor.

## DINING KITCHEN

17'8 x 10' (5.38m x 3.05m)



UPVC double glazed windows to the rear elevation and a set of French doors giving access to the garden. Ample space for a family dining table. Ceramic tiled floor covering. Range of fitted bespoke made painted pine kitchen units comprising of base cupboards and drawers, pine working surfaces over. Belfast sink with mixer tap, plumbing and space for dishwasher. Tall storage cupboard, space for a cooking Range with Neff extractor over. Wall mounted shelving unit.



## UTILITY ROOM

10' x 6'5 (3.05m x 1.96m)  
(Overall measurement including WC).



UPVC double glazed window to the rear, radiator. Ceramic tiled floor covering. Fitted base cupboard, working surfaces over with stainless steel sink, hot and cold taps. Eye level wall mounted cupboards, tiling to splashbacks. Plumbing for automatic washing machine.

## WC

With white suite comprising low suite WC, wash hand basin, part tiled walls, uPVC double glazed window to the rear.

## FIRST FLOOR

### LANDING

Two loft access hatches.

### BEDROOM ONE

13'5 x 11'2 (4.09m x 3.40m)  
(measurement excludes recess)



Two built in double wardrobes with hanging rail, shelving and drawers. UPVC double glazed window to the front, radiator. Built in storage cupboard.

### EN-SUITE SHOWER ROOM

4'11 x 2'10 (1.50m x 0.86m)

Mosaic tiled floor, fully tiled walls. Shower cubicle with tray, Bristan electric shower over, glass screen door. Additionally there is a wash hand basin and mixer tap with vanity cupboard below. UPVC double glazed window.

### BEDROOM TWO

9'11 x 8'11 (3.02m x 2.72m)



UPVC double glazed window to the rear, radiator.

### BEDROOM THREE

12'9 x 6'7 (3.89m x 2.01m)  
(plus 2'8 x 2'5)



Entrance lobby area with steps down into the bedroom, uPVC double glazed window to the side, radiator.

### BEDROOM FOUR

7'11 x 6'8 (2.41m x 2.03m)



UPVC double glazed window to the rear overlooking the garden, radiator.

### FAMILY BATHROOM

7'1 x 6'1 (2.16m x 1.85m)



Fitted with a modern traditional design suite comprising pedestal wash hand basin, low suite WC, slipper bath set and ball and claw feet. Panelled dado, radiator, ceramic tiled floor. Velux roof light.

### OUTSIDE

Brick built outbuilding and lean to log storage. Metal case

housing the oil fired combination central heating boiler installed 2019.

The cottage is well positioned on an enclosed plot with gardens extending to the side and rear. Plot size is 0.16 acres which is mostly set out with lawned areas extending to the rear boundary with a variety of trees and shrubs including staghorn and holly. The garden has a good degree of privacy with well screened boundaries lined with trees and shrubs. There is a brick paved patio terrace and a raised paved patio terrace with retaining wall connecting to the rear of the house. There are three useful timber built sheds including a 16'x8' workshop. There is a boundary wall to the front of the property with a set of new wooden centre opening gates giving access to a driveway providing off road parking for up to four cars. Outside cold water tap.





### **SERVICES**

Mains water, electricity, and drainage are all connected to the property. The central heating system is oil fired with an externally located oil combination boiler within a metal case. There is no mains gas available in Normanton on Trent.

### **VIEWING**

Strictly by appointment with the selling agents.

### **POSSESSION**

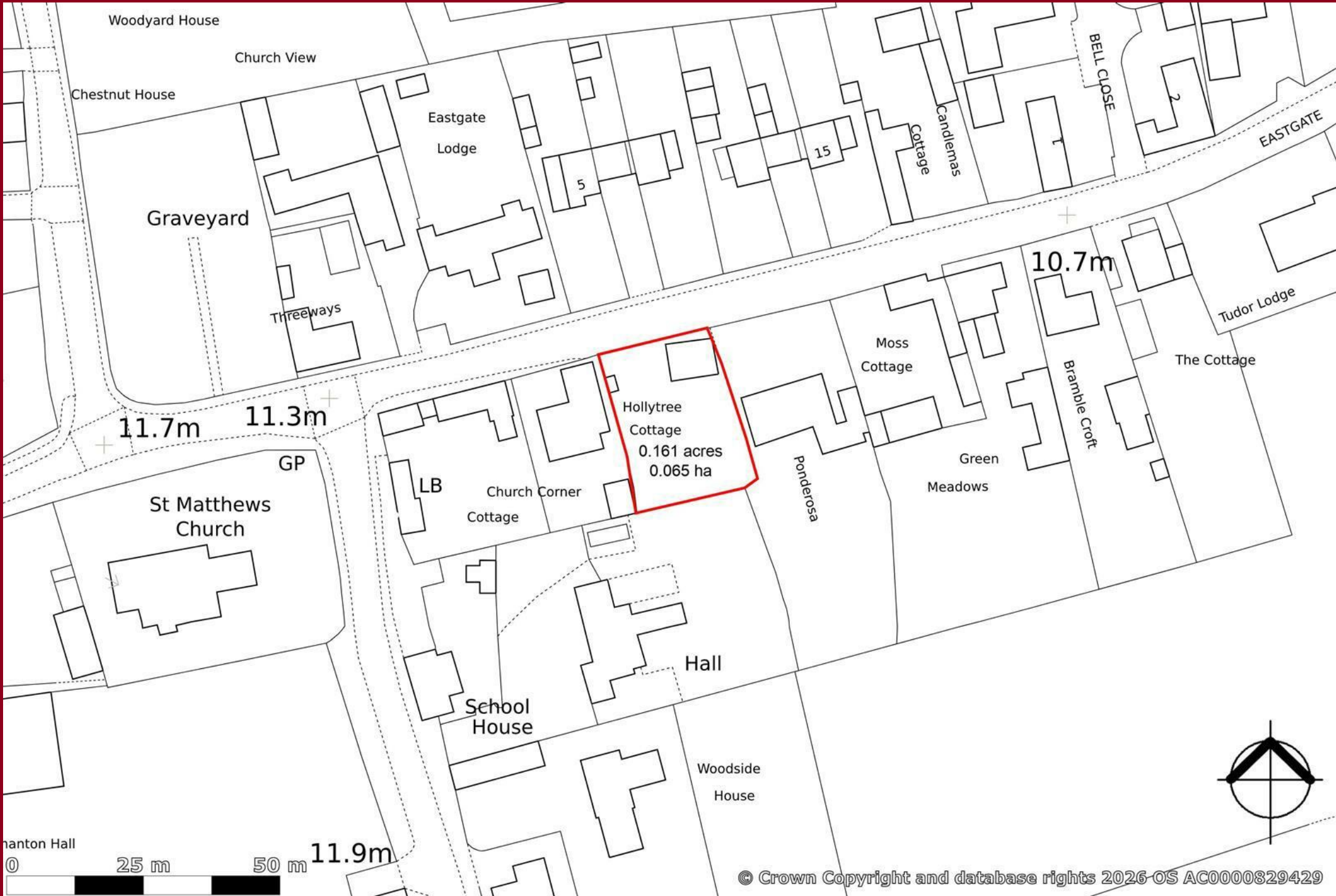
Vacant possession will be given on completion.

### **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.

### **COUNCIL TAX**

The property comes under Bassetlaw District Council Tax Band C.

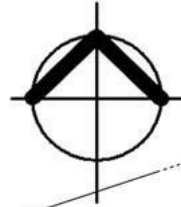


Hollytree  
Cottage  
0.161 acres  
0.065 ha

11.7m 11.3m

10.7m

11.9m



**Holly Tree Cottage, Eastgate**  
**Approximate Gross Internal Area**  
Main House = 109 sq.m/1172 sq.ft  
Outbuilding = 3 sq.m/37 sq.ft  
Total = 112 sq.m/1209sq.ft

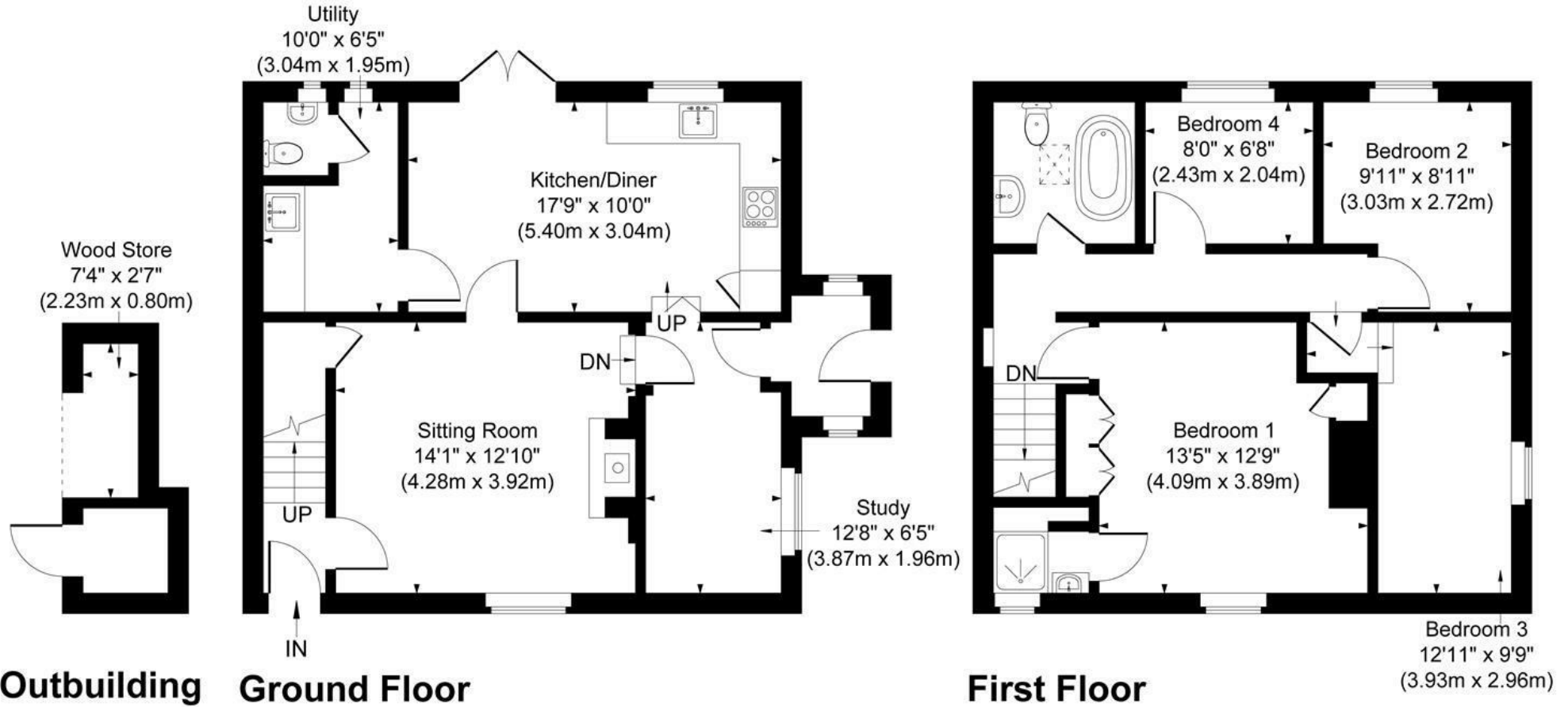


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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	



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