



**Halam Cottage Radley Road, Halam, Newark,
Nottinghamshire, NG22 8AQ**

£395,000

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

- Gorgeous Character Cottage
- Renovated Accommodation
- Fantastic Living/Dining Kitchen
- 2 Bedrooms
- Shower Room
- Deceptively Spacious
- Useful Boot Room
- Spacious Sitting Room
- Office/Bedroom 3
- Lovely Courtyard Gardens

A superb opportunity to purchase this delightful and deceptively spacious cottage, beautifully appointed throughout and significantly upgraded by the current owners to now provide a high spec home, full of character and charm.

Set back off Radley Road, 'Halam Cottage' is approached via a small walled frontage providing a pleasant outdoor seating space and leading to the front door. There is a highly useful boot room with built-in bench storage and door into the living/ dining kitchen which occupies the majority of the ground floor and provides plenty of space for a dining and lounge area. The kitchen is fitted with a range of bespoke handmade units with built-in appliances and oak worktops including a breakfast bar.

A latch and brace door leads from a half landing to a large sitting room with feature chimney breast housing a log-burner plus French doors onto the courtyard garden. There is also a home office, a versatile room which could also serve a 3rd bedroom if preferred. 2 further bedrooms and a traditional style shower room are arranged off the 1st floor landing whilst outside the property enjoys a lovely courtyard style garden, fully enclosed and with covered sunken courtyard and useful outhouse for storage

ACCOMMODATION

A part glazed entrance door leads into the boot room.

BOOT ROOM

A useful boot room at the side of the property with Travertine tiled flooring, a central heating radiator and programmer, a built-in airing cupboard housing the Megaflow hot water cylinder. Built-in bench style seating with shoe and boot storage beneath. A half glazed entrance door leads into the living/dining kitchen.

LIVING/ DINING KITCHEN

A spacious living, dining and kitchen space occupying the majority of the ground floor of the cottage, having stripped wooden floorboards to the lounge and dining area, a central heating radiator, three double glazed cottage style windows to the front aspect and a staircase rising to the first floor with useful under stairs storage cupboard.

The kitchen is fitted with a range of bespoke handmade base and wall cabinets with solid oak worktops incorporating an undermounted mounted 1 1/2 bowl sink with mixer tap and drainer grooves to the side. There is also a peninsula style unit incorporating a high-level breakfast bar and pull-out basket storage. Built-in double oven by John Lewis and a four-zone

induction hob by AEG with concealed extractor hood over. Integrated refrigerator, recess and plumbing for a washing machine and dishwasher, terracotta tiled flooring, tiled splashback, central heating radiator and a bay window to the front.

HALF-LANDING

With staircase continuing to the bedroom level and a door into the sitting room.

SITTING ROOM

A fantastic and well-proportioned reception room with central heating radiator, feature redbrick chimney breast housing a cast-iron log burner and double glazed double French doors onto the garden. Saloon style doors lead into the home office/Bedroom 3

HOME OFFICE/ BEDROOM THREE

Currently used as a home office but equally usable as a third bedroom with timber framed double glazed window overlooking the rear garden.

FIRST FLOOR LANDING

With access to the bedrooms 1 and 2 plus the bathroom. Central heating radiator and loft hatch.

BEDROOM ONE

A double bedroom with central heating radiator, a timber frame double glazed window to the front aspect, a recess providing wardrobe space with hanging rails and shelving plus a built-in cupboard over the stairs with slatted shelving for storage.

BEDROOM TWO

With central heating radiator and a timber framed double glazed window to the front aspect.

SHOWER ROOM

Fitted in white with a pedestal wash basin with hot and cold taps, a close coupled toilet and a shower enclosure with fixed glazed screen and mains fed shower. There is tiling for splashbacks, tiled flooring, central heating radiator and a double glazed obscured window to the front aspect.

GARDENS

The property enjoys a gorgeous cottage style frontage with red brick walling, trellis and garden gate leading via a rose arch to the front door. The rear enjoys an enclosed and tiered courtyard style garden with patio areas including a covered seating areas, ideal for al-fresco dining. There is a useful brick outhouse.

COUNCIL TAX BAND

The property is registered as council tax band C

ADDITIONAL INFO

The property has a right of access over a private lane which we understand is owned by a neighbouring property.

The property is Freehold. The property benefits from a 99-year lease on an adjoining basement room belonging to Halam House, with a peppercorn rent of 5 pence per annum.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

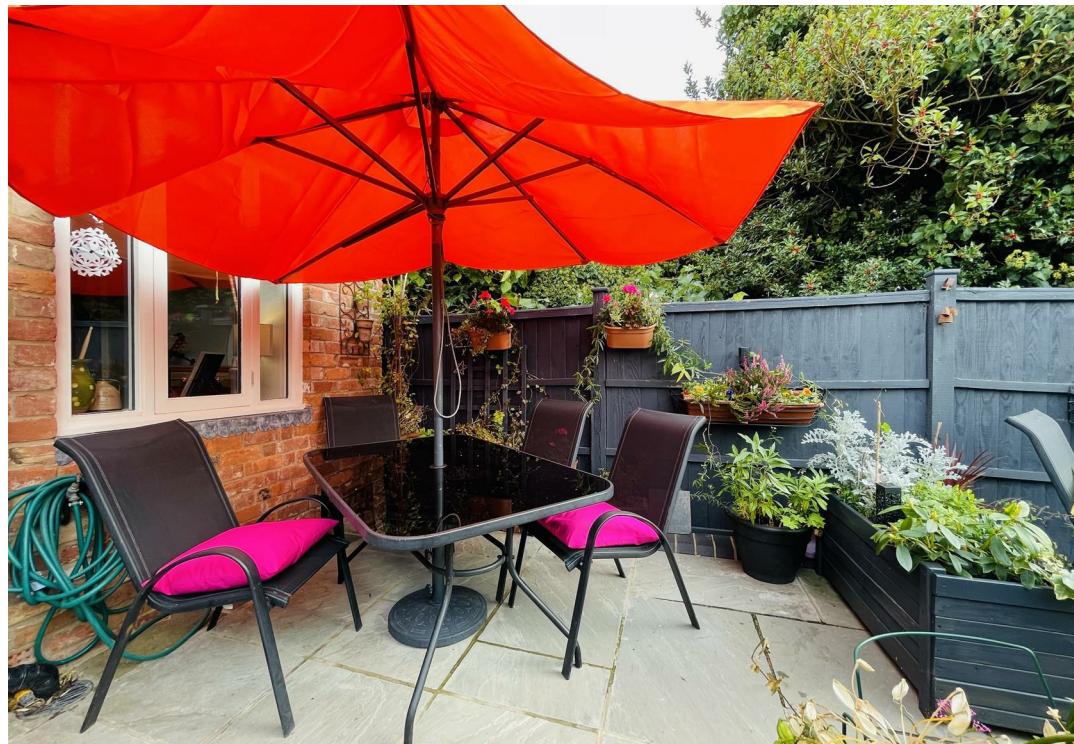




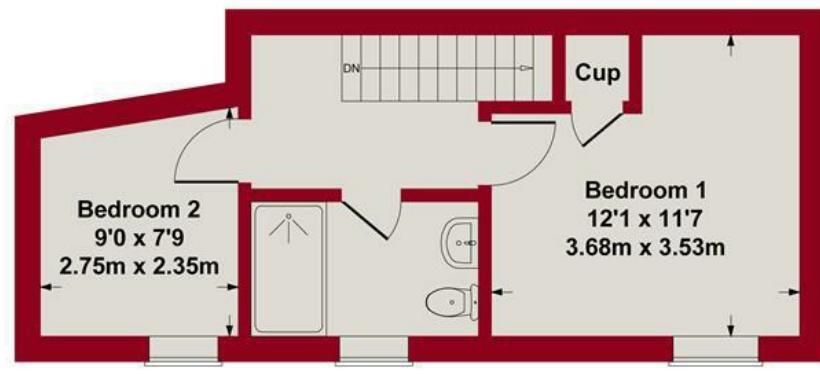
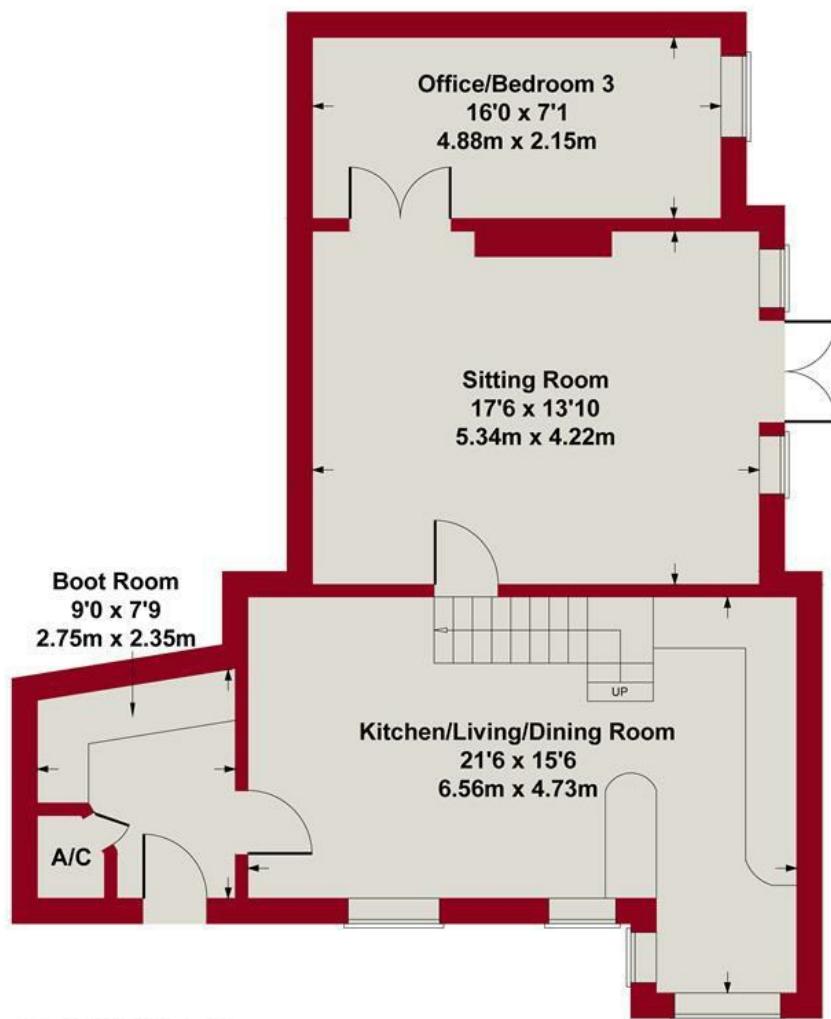








Approximate Gross Internal Area
1033 sq ft - 96 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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