

High Street, Sutton on Trent



GUIDE PRICE £110,000 to £120,000. Fava Bean Cottage is a very quaint one bedroom mid terrace property situated in a row of four in the heart of this sought after village. In addition to the double bedroom, the property has a cosy lounge, a fitted kitchen and first floor bathroom. This home is full of character and charm and has the benefit of having a small garden situated a short distance away. NO CHAIN.

Guide Price £110,000 to £120,000



Situation and Amenities

Located around 8.5 miles from the busy market town of Newark, Sutton-on-Trent has a wide range of amenities, including a GP surgery, church, convenience store, pub, library and a well regarded primary and nursery school. The village has a vibrant feel, with a sports centre (home to football teams and regular exercise classes) and an annual festival every September – with live music, arts and crafts, classic cars and more. Set in the heart of the beautiful Nottinghamshire countryside, the local area is perfect for walking, cycling, and exploring nature. Sherwood Forest, which is around 13.5 miles away, offers scenic forest trails, picnic spots and regular events. Other nearby attractions include Doddington Hall, Clumber Park, Newark Castle, and the Newark Air Museum. Lincoln lies approximately 18 miles to the east – a historic cathedral city with cobbled streets, independent shops, galleries, and a hilltop castle. Sutton on Trent has excellent transport links across the region via road and rail. Nearby Newark offers direct trains to London King's Cross in around 80 minutes, along with services to major cities. The A1 and A46 are within easy reach of the village.

Accommodation

Upon entering the front door, this leads into:

Lounge 12' 6" x 11' 0" (3.81m x 3.35m)

This charming and cosy room has a window to the front elevation. The focal point of the lounge is the fireplace with multi fuel burning stove inset. The room is full of character with its' heavily beamed ceiling, and also has wood laminate flooring and wall light points. From here a door opening leads through to the kitchen, and the staircase rises to the first floor.

Kitchen 9' 2" x 5' 10" (2.79m x 1.78m)

The kitchen has a window to the rear elevation and is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven and ceramic hob, space for a vertical fridge/freezer and further space and plumbing for a washing machine. The kitchen has a beamed ceiling, a tiled floor and both wall and ceiling light points.

First Floor Landing

The staircase rises from the lounge to the first floor landing which has a window to the front elevation and provides access to the double bedroom and the bathroom. The landing has wood laminate flooring and a ceiling light point. Access to the roof space is obtained from here.

Double Bedroom 12' 6" x 9' 4" (3.81m x 2.84m) (excluding wardrobes)

A good sized double bedroom having a window to the front elevation, twin fitted double wardrobes, a beamed ceiling, laminate flooring and a ceiling light point. The airing cupboard is located here.

Bathroom 5' 9" x 5' 6" (1.75m x 1.68m)

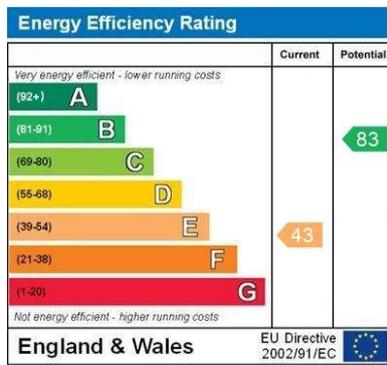
The bathroom has a Velux skylight window to the rear elevation and is fitted with a white suite comprising a spa bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, a ceiling light point, an extractor fan and a heated towel rail.

Outside

Situated at the end of the row of terrace cottages is a small enclosed garden belonging to number 71. The garden is laid primarily to lawn and has a hard standing area. The garden shed is included within the sale.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

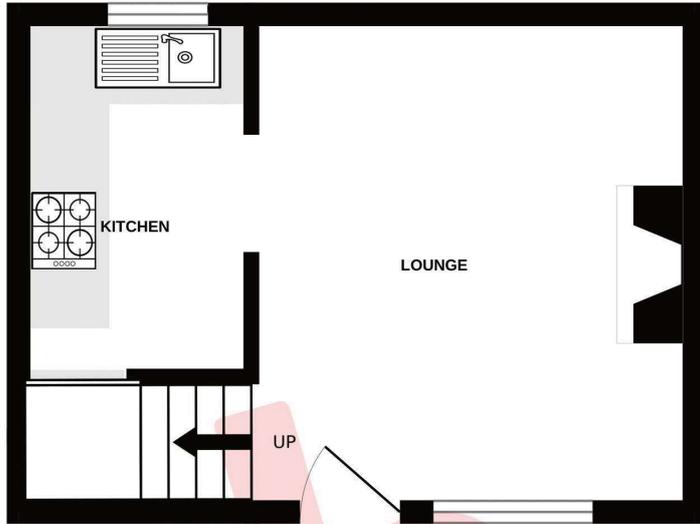
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007649 06 March 2026



GROUND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 410 sq.ft. (38.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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