



**FINE & COUNTRY**  
fineandcountry.com™

Rowan Cottage  
Bingham Road | Tithby | Nottinghamshire | NG13 8GR

# Rowan Cottage

**A beautiful character cottage standing in glorious country gardens with far reaching views.**

- STUNNING CHARACTER COTTAGE
- BEAUTIFUL COUNTRY GARDENS
- THREE RECEPTION ROOMS
- COUNTRY KITCHEN WITH BI FOLDING DOORS
- THREE DOUBLE BEDROOMS
- HIGH QUALITY HOUSE BATHROOM
- WEALTH OF PERIOD FEATURES
- FAR REACHING COUNTRYSIDE VIEWS
- OFF ROAD PARKING WITH DETACHED GARAGE
- PLANNING PERMISSION GRANTED TO EXTEND

## DESCRIPTION

Rowan Cottage offers a lovely opportunity to purchase a character home with a wealth of period features from the era of construction. The property features high quality accommodation over two levels with three reception rooms, generous country kitchen and three double bedrooms.

## GROUND FLOOR ACCOMMODATION

To the ground floor a generous reception hallway provides an immediate indication as to the style and quality of this country home. A cosy sitting room with open fireplace and beams to ceiling provides a picture window to the front. To the rear is a secondary sitting room with French doors providing immediate access and enjoyment of the rear gardens. Without doubt the heart to the home is the generous country kitchen with electric two oven AGA and bespoke country style wall and base mounted painted units arranged via a central island unit. The kitchen spills out into a dining area which has the benefit of bi folding doors to outside. The ground floor accommodation is completed with a study, utility room and guest cloakroom.









#### FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor which provides three double bedrooms all of which benefit from countryside views. The three bedrooms share the use of a high quality house bathroom, with double shower and feature roll top bath.

#### PLANNING PERMISSION GRANTED

Planning Permission was granted in 2022 for a two storey extension to the side which would provide an additional reception room to the ground floor and fourth bedroom to the first floor.

#### GARDENS & GROUNDS

A particular feature of Rowan Cottage are the delightful gardens that sit to the front, side and rear of the property. The gardens are heavily stocked with deep mature borders providing seasonal colour, mature planting and there are a number of specimen trees. The gardens provide shaped lawns, a large terrace and various seating areas benefitting from sunlight during different times throughout the day. The generous terrace area is ideal for outdoor entertaining and sits adjacent to a feature pond. Rowan Cottage sits adjacent to Nottinghamshire countryside and the gardens provide the perfect spot to enjoy summer sunset landscapes.

The property benefits from a useful range of brick built outbuildings as well as a detached garage and ample off road parking.

#### LOCATION

Tithby is a small Nottinghamshire village located just a few miles from the market town of Bingham. The village offers an active community with period church and benefits from the services and amenities available in the nearby village of Cropwell Bishop including a medical centre and small supermarket. Further amenities are available in the market towns of Bingham, Grantham and Newark which also provide rail access to Nottingham and the City of London. The village is also well located for road networks including the A52 and A46 which open into further regional commercial centres.

#### TENURE

Freehold.

#### SERVICES

Oil fired central heating, mains electricity, water and drainage are understood to be connected.



**Rowan Cottage, Tithby**  
**Approximate Gross Internal Area**  
**Main House = 155 sq.m/1,668 sq.ft**  
**Garage = 13 sq.m/140 sq.ft**  
**Total = 168 sq.m/1,808 sq.ft**

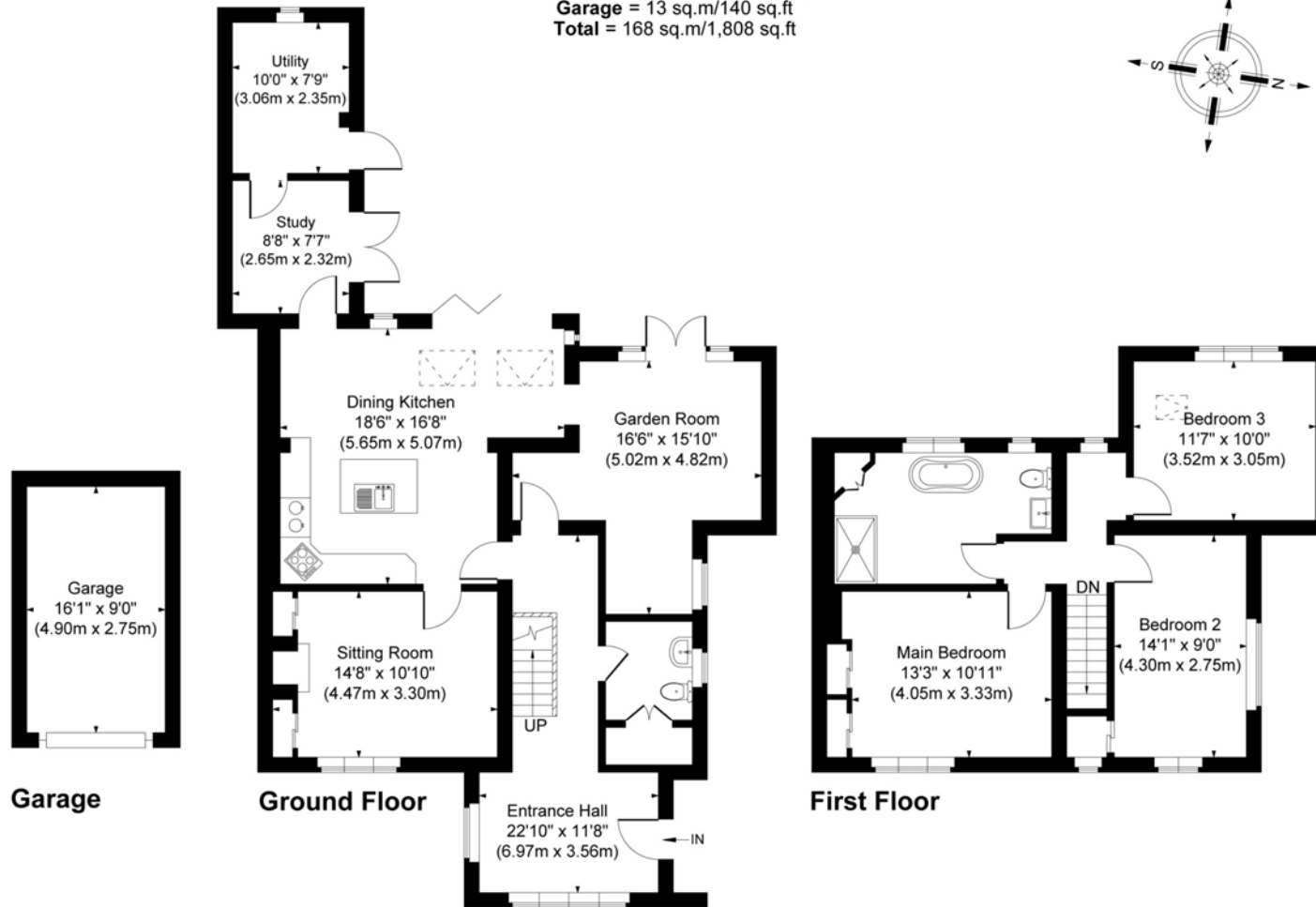
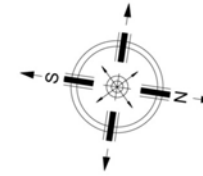


Illustration for identification purposes only, measurements are approximate, not to scale.  
 .JonHolmesPhotography © 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		



Fine & Country  
Tel: 0115 9822824  
nottingham@fineandcountry.com  
The Old Barn Brook Lane Stanton on the Wolds NG12 5SE

[fineandcountry.com](http://fineandcountry.com)