

The Laurels Main Street, Weston, Newark, NG23 6ST

Or Nearest Offer £395,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A charming four bedroom traditional brick and pantile village cottage, set within approximately 0.3 acres of mature, secluded gardens in the heart of Weston. Enjoying a wonderful degree of privacy and complemented by an outdoor heated swimming pool together with an impressive range of substantial brick-built outbuildings including two stables and a large garage workshop, The Laurels offers an increasingly rare blend of character, space and versatility within a sought-after rural setting

The property provides spacious and well-balanced accommodation arranged over two floors, retaining the proportions and warmth typical of a period cottage while offering the flexibility required for modern family life.

A welcoming entrance hall gives access to the principal reception rooms. The lounge is a comfortable and well-proportioned space, ideal for everyday living. A separate dining room provides a more formal entertaining space, perfect for family gatherings and social occasions.

The kitchen diner forms the heart of the home, fitted with a range of units and offering space for a dining table, making it particularly suited to day-to-day living. A separate utility room adds further practicality, providing additional storage and appliance space. A practical ground floor shower room ideal for families completes the accommodation at this level.

To the first floor there are four bedrooms, offering adaptable space for family members, guests or home working. The family bathroom is fitted with a suite comprising bath, wash hand basin and WC.

Externally, the setting is a genuine feature of the property. The established gardens extend to approximately 0.3 acres and are mature and secluded, with trees, hedging and well-stocked borders creating privacy and seasonal interest. The outdoor heated swimming pool provides a superb focal point for summer entertaining and relaxed family enjoyment.

A substantial range of brick-built outbuildings enhances the appeal further, including two stables and a generous garage workshop. These buildings offer outstanding potential for a variety of uses, whether for hobbyists, storage, workshop space or equestrian interests, subject to any necessary consents.

The Laurels represents a rare opportunity to acquire a characterful four bedroom village home with generous gardens, leisure facilities and extensive outbuildings, all within an attractive Nottinghamshire setting.

Weston is a small and attractive village set amidst open Nottinghamshire countryside, offering a peaceful rural environment whilst remaining conveniently positioned for both Newark-on-Trent and Tuxford. The village has a strong sense of community and is characterised by a mix of period cottages, individual homes and surrounding farmland, together with the parish church at its centre. Additionally the village has the Hall Farm Caf☏ and Country store, which also acts as a community hub, hosting a range of activities.

Everyday amenities are available in nearby Sutton-on-Trent, which offers a Co-op convenience store, public houses, hairdressers, The Butchers Brew coffee shop and a well-regarded primary school rated good by Ofsted. Further facilities can be found in Tuxford, whilst Newark-on-Trent provides a comprehensive range of supermarkets including Waitrose, Morrisons, Asda and Aldi, together with independent retailers, caf☏s, restaurants, leisure facilities and professional services.

The area is well served for schooling. Sutton-on-Trent Primary School is within easy reach, with additional primary options in surrounding villages. Secondary education is available at Tuxford Academy, a popular and well-regarded choice, as well as Newark Academy and The Magnus Church of England Academy in Newark.

For commuters, Weston is well placed for access to the A1, providing straightforward links north and south. Newark North Gate offers direct East Coast Main Line services to London King's Cross in approximately 75 minutes, making the village particularly attractive for those combining countryside living with city access.

The property is constructed of brick elevations under and a tiled roof. The central heating is oil fired and the windows have replacement UPVC double glazed units.

GROUND FLOOR

ENTRANCE HALL
6'11 x 3'6
(plus 4'11 x 3'9)

UPVC double glazed front entrance door, Quarry tiled floor, double panelled radiator, staircase to first floor

SHOWER ROOM
6'5 x 2'1
(plus 4' x 3')

L-shaped, ceramic tiled floor, fully tiled walls, modern white suite including low suite WC and pedestal wash hand basin, tiled shower cubicle with folding glass screen door, wall mounted shower. Wall mounted heated towel rail, uPVC double glazed window to the front.

LOUNGE
19' x 11'11



Beamed ceiling, brick arch fireplace and Quarry tiled hearth housing Moreso wood burning stove, built in bookshelves and cupboards in fireplace recesses, double panelled radiator, uPVC double glazed windows to the front and side elevation.



The pleasant gardens extending to the rear boundary are laid to lawn and planted with apple trees. There is a stock proof wire fence to the rear boundary. The plot extends to 0.301 acre of thereabouts.

BUILT IN CUPBOARD BELOW STAIRS
12'1 x 11'11
(overall measurement) Quarry tiled floor.

KITCHEN/DINER
12'1 x 11'11



UPVC double glazed window to front elevation, extractor fan, radiator. Worcester Danesmoor 15/19 oil fired central heating boiler, space for a dining table. Fitted pine units include base cupboards and drawers, working surfaces over, inset stainless steel one and a half bowl sink and drainer. Eye level wall mounted cupboards. Fitted appliances include Zanussi electric oven and ceramic hob.



UTILITY ROOM
11'4 x 10'6
Quarry tiled floor, composite front entrance door new in 2024, uPVC double glazed windows to the front and side elevations, staircase to first floor.

FIRST FLOOR

LANDING
UPVC double glazed window to rear elevation.

BEDROOM ONE
11'10 x 10'4



UPVC double glazed window to front elevation, two built in double wardrobes with pine doors.

BATHROOM
8'5 x 3'6
(plus 3'7 x 3'5)



L-shaped. Radiator, uPVC double glazed window to the front, loft access hatch. Champagne coloured suite comprising pedestal wash hand basin, low suite WC, panelled bath. Tiling to splashbacks

BEDROOM TWO
11'11 x 10'9



UPVC double glazed window to the front, radiator, built in airing cupboard, lagged steel hot water cylinder new in 2021. Connecting door to:

BEDROOM THREE
12'3 x 11'10



UPVC double glazed window to the front, radiator, door connecting to:

REAR LANDING
Staircase leading down to the utility room

BEDROOM FOUR
10'5 x 7'7



UPVC double glazed window to the front, radiator, built in cupboard over stairs.

OUTSIDE
There is a range of outbuildings constructed of brick under pantile roof coverings. The outbuildings include:

STABLE BLOCK



Stable One 21'4 x 12'9 with stable door

Stable Two 18' x 12'

GARAGE/WORKSHOP
17'2 x 12'8
Originally a barn now used as a garage/workshop. Power and light connected, Quarry tiled floor, electric up and over door.

POOL ROOM
9' x 4'7
Boulter oil fired boiler for heated swimming pool, pool pump and filter, power and light connected.

DRIVEWAY AND GARDENS
From Main Street there is a field gate entrance leading to a driveway providing ample parking for several vehicles and turning space. Gardens extend to the rear boundary and are laid to lawn.









HEATED SWIMMING POOL

10m x 5m
Built circa 2000 and we are informed last used in 2023. The pool is likely to need a new liner. There are paved terraces around the edge of the swimming pool.

TIMBER BUILT SUMMERHOUSE

SERVICES

Mains water, electricity and drainage are all connected to the property. The central heating system is oil fired.

POSSESSION

Vacant possession will be given on completion.

TENURE

The property is freehold.

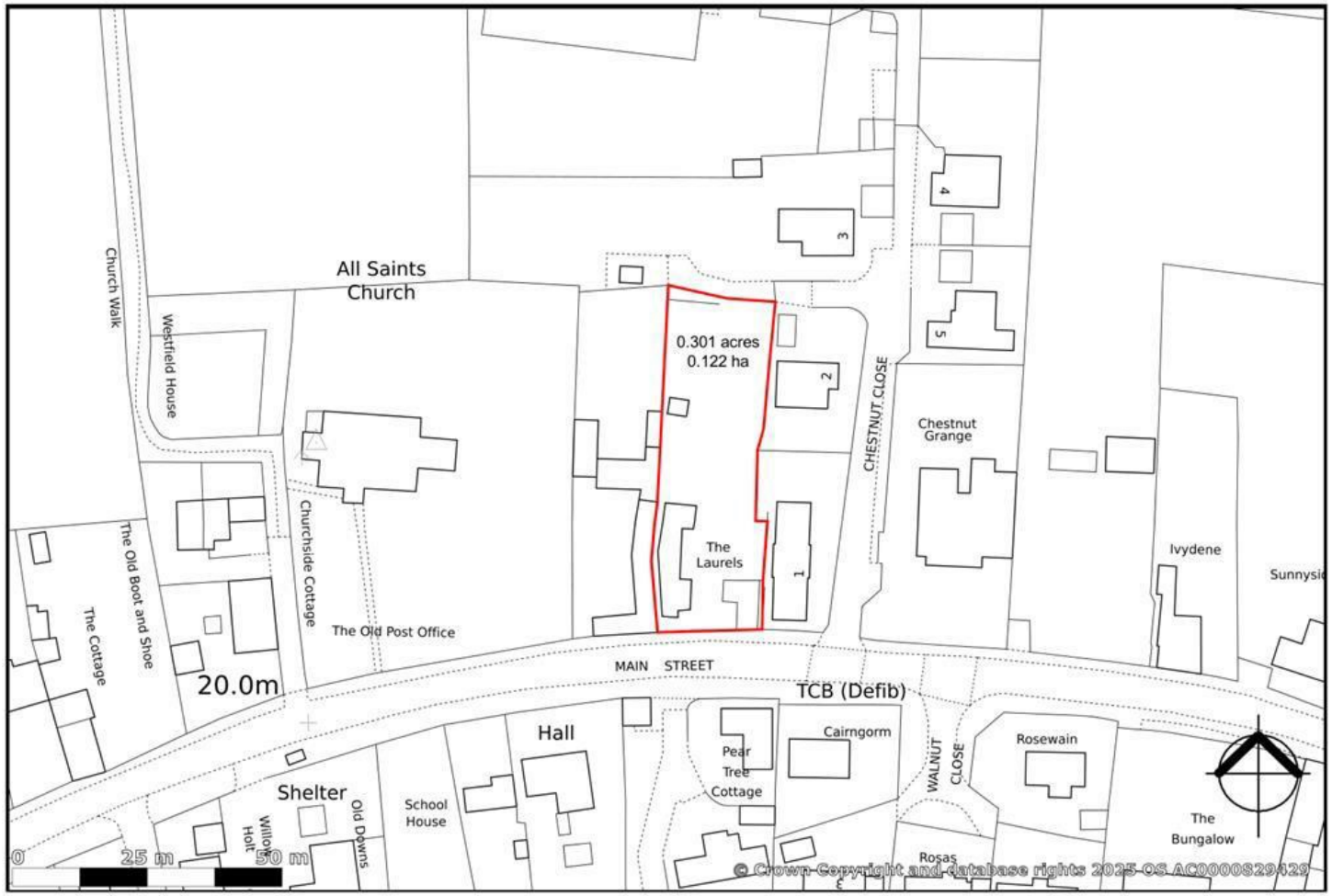
VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band E.

The Laurels, Main Street, Weston, Newark, NG23 6ST



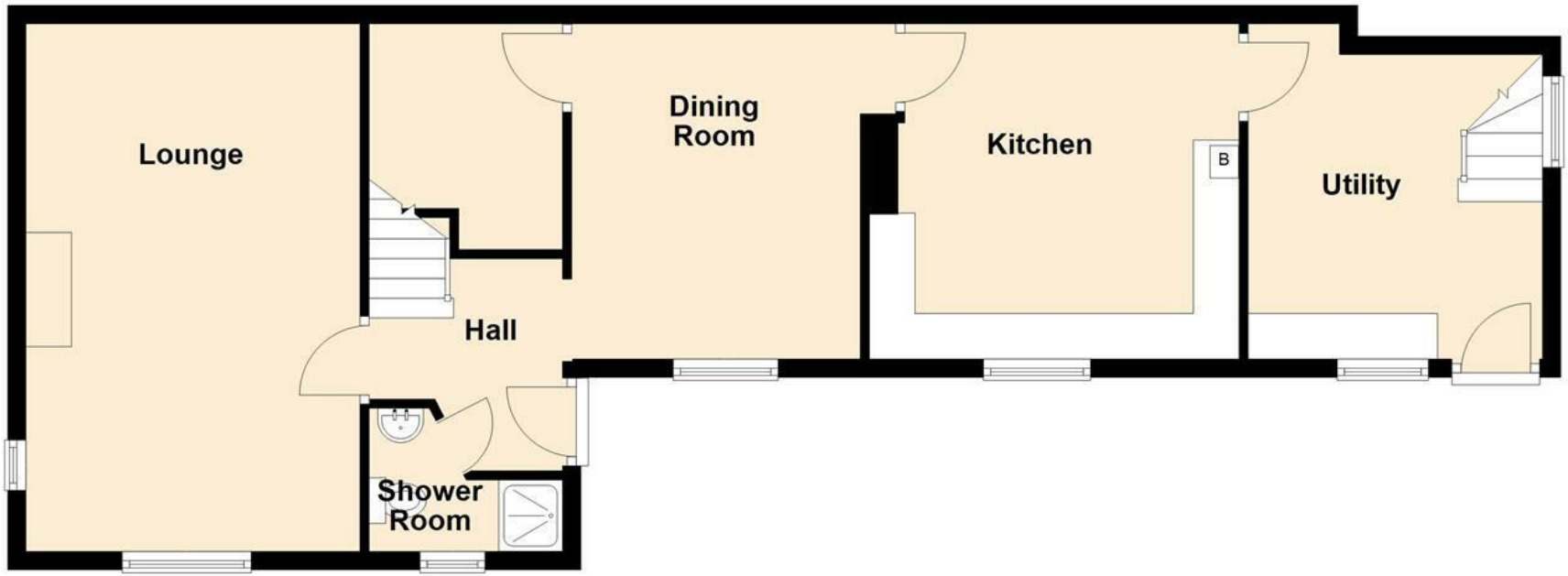
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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Ground Floor

Approx. 72.7 sq. metres (782.5 sq. feet)



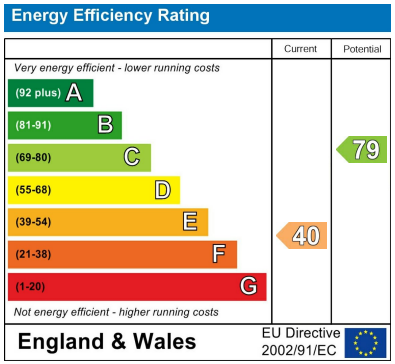
First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Total area: approx. 133.0 sq. metres (1431.6 sq. feet)







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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS
The Property Ombudsman

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