22 The Old Silk Mill, Maythorne, Southwell, NG25 0RS

Guide Price £215,000

Tel: 01636 816200

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Historic Former Silk Mill Conversion
- Two Well-Proportioned Bedrooms
- Dining Kitchen with Garden Access
- Stunning Communal Rear Gardens
- Exclusive Development of Six Homes
- Characterful Duplex Apartment
- Cosy Cottage-Style Lounge
- Additional Office/Store Room
- Designated Parking
- Delightful Hamlet Setting near Southwell

Forming part of one of the most distinctive industrial heritage sites in the Southwell area, The Old Silk Mill is a beautiful red-brick and pantile-roofed building that has been sympathetically converted into six individual properties.

We are delighted to bring to the market No. 22 The Old Silk Mill, a ground-floor duplex apartment which, upon entering, immediately feels more akin to a traditional cottage than a conventional apartment.

The accommodation comprises an entrance hall with stairs rising to the first floor and a door leading into the cosy lounge. To the rear is a dining kitchen with direct access onto the communal gardens. The first floor offers two bedrooms together with a bathroom.

A particular feature of this property is the additional office/store room located on a separate floor within the building, providing useful extra space for home working, hobbies or storage. The setting is truly delightful. This small hamlet lies on the edge of Southwell and No. 22 benefits from stunning communal gardens to the rear, for the exclusive enjoyment of the residents of the six properties within The Old Silk Mill. In addition, the property benefits from allocated parking towards the front.

Viewing is highly recommended to fully appreciate the character, charm and individuality of this unique home.

ACCOMMODATION
A solid panelled entrance door with decorative stained-glass window above leads into the entrance hall.

ENTRANCE HALL
With stairs rising to the first floor and a door into the lounge.

LOUNGE
The lounge is a well-proportioned reception room with a beamed ceiling, a multi-pane double-glazed window to the front aspect, Dimplex electric heater, decorative fireplace with inset electric fire, useful storage cupboard, and glazed door into the dining kitchen.

KITCHEN
The attractive dining kitchen is fitted with a range of cottage-style cream base and wall units, rolled-edge worktops, tiled splashbacks, and an inset 1.5 bowl composite sink with mixer tap. Built-in appliances include an electric oven, Bosch four-ring electric hob and extractor hood. There is space for further appliances, including plumbing for a washing machine, as well as ceiling beams, space for a table and chairs, wall-mounted Dimplex storage heater, and a multi-pane double-glazed window and door leading onto the rear garden.

FIRST FLOOR LANDING
The first-floor landing provides access to both bedrooms and the bathroom, with an airing cupboard housing the hot water cylinder and slatted shelving above.

BEDROOM ONE
Bedroom one is a double bedroom with two multi-pane double-glazed windows to the front aspect and a range of useful fitted wardrobes.

BEDROOM TWO
Bedroom two is also a double bedroom, with a multi-pane double-glazed window to the rear aspect enjoying views over the gardens and lake beyond.

BATHROOM
The bathroom features a white three-piece suite comprising a pedestal wash basin with mixer tap, dual-flush toilet, and panel-sided bath with mixer tap, shower attachment and glazed shower screen. There is tiled splashback and an obscure double-glazed window to the rear aspect.

OFFICE/STORE SPACE
Located off a separate landing, the property also includes a useful office or additional store.

PARKING
The property benefits from one allocated parking space, with additional visitor parking available.

GARDENS
The property enjoys delightful communal gardens to the rear, enclosed by a combination of timber panel fencing and mature hedging. The gardens are attractively landscaped, featuring a sizeable patio area and a shaped lawn bordered by well-stocked beds and borders. Residents also benefit from a charming summer house, ideal for relaxing, as well as a useful timber shed for storage. These gardens are for the exclusive use of residents of the six properties within the Old Silk Mill.

COUNCIL TAX
The property is registered as council tax band C.

VIEWINGS
By appointment with Richard Watkinson & Partners.

LEASEHOLD INFORMATION
A 999 year lease was granted in 1987. There is a service charge of £1,150 per annum covering the maintenance and management of communal areas and shared facilities within the estate plus a ground rent of £50 per annum.

ADDITIONAL INFORMATION

A restriction on the Lease prohibits subletting.

The Property is Grade II Listed

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

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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Approximate Gross Internal Area
768 sq ft - 71 sq m

OUTBUILDING **GROUND FLOOR** **FIRST FLOOR**

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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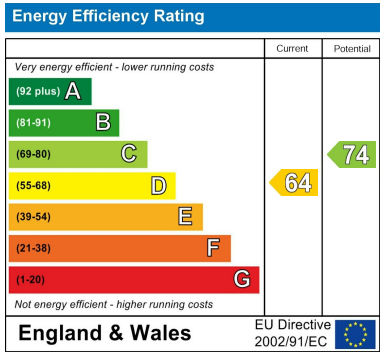

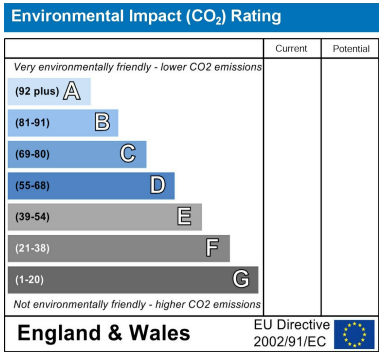

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