

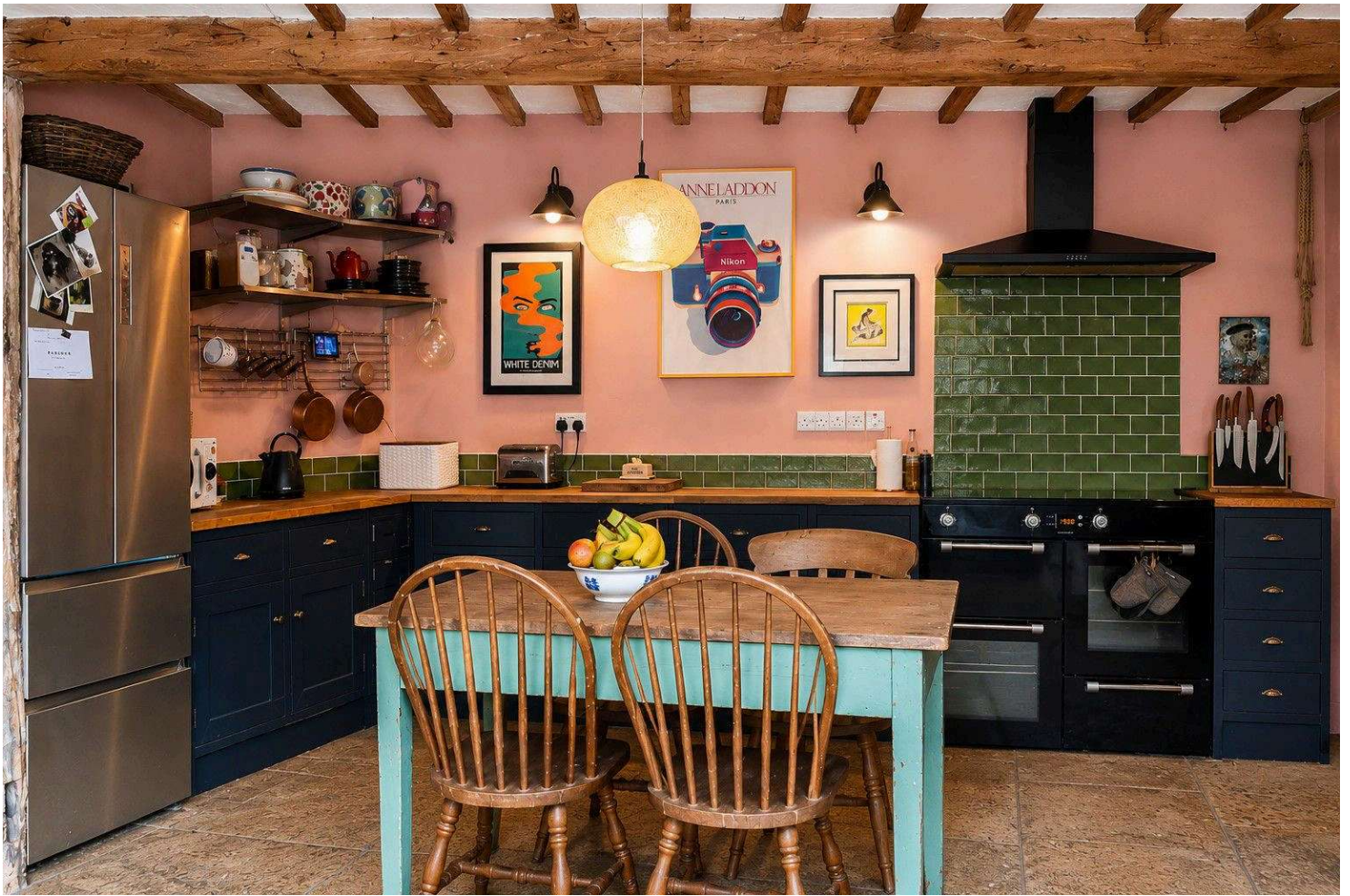
Post Office Cottage, South Scarle



GUIDE PRICE £550,000 to £600,000. A substantial period cottage sitting in a prominent position with the Conservation Area of this tranquil village location. This family home has been extensively refurbished by the present owners, and in brief the accommodation comprises three reception rooms, a large breakfast kitchen, four bedrooms, a ground floor shower room and a superb family bathroom. There is off road parking, extensive gardens, two stables for storage, and a large barn which could be suitable for conversion subject to planning consents. NO CHAIN.

Guide Price £550,000 to £600,000







Situation and Amenities

The village of South Scarle is situated approximately seven miles from the market town of Newark on Trent and around 12 miles to the City of Lincoln. The village is approached by country lanes from Collingham and Besthorpe. This genuinely unspoilt village is set in delightful, rural and farmland surroundings whilst Collingham (around one mile away) has an excellent range of local amenities. Although there is only a small population in South Scarle itself, there is a post office in the village. Schooling in the area is of a high standard with primary schools being found in Winthorpe and Collingham and secondary schooling in Welbourn and Tuxford. Collingham is a vibrant village with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Trains to Lincoln, Newark and Nottingham also run from Collingham and Swinderby (around 1.7 miles from South Scarle). There is good access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes).

Accommodation

Reception Hallway

The reception hallway has the staircase rising to the first floor and doors providing access to the lounge and sitting room. The hallway has a stone floor and a ceiling light point.

Lounge 13' 10" x 13' 9" (4.21m x 4.19m)

This nicely proportioned reception room has a window to the front elevation. The focal point of the lounge is the feature fireplace with exposed brick chimneybreast and log burning stove inset. The room has stripped wooden floorboards, underfloor heating and wall light points.

Sitting Room 13' 10" x 11' 10" (4.21m x 3.60m) (excluding cupboards)

Once again, a delightful and charming reception room, having a window to the front elevation. The sitting room also has a feature fireplace with a brick built chimneybreast, and to either side are bespoke fitted storage cupboards. The room has the same stone flooring that flows through from the hallway, underfloor heating, and a ceiling light point. Accessed from the sitting room and sited beneath the staircase is a useful storage cupboard. A door leads through to the breakfast kitchen.

Breakfast Kitchen 15' 3" x 14' 7" (4.64m x 4.44m)

This farmhouse style kitchen has a window to the side elevation and a large opening leading through to the boot room. The kitchen is fitted with a range of base units complemented with solid wood work surfaces and tiled splash backs. There is a Belfast sink and an electric Range cooker which is included within the sale. The breakfast kitchen is of sufficient size to comfortably accommodate a dining table and is full of character and charm having stone flooring with underfloor heating, exposed beams and a feature brick wall. Also within the kitchen is a small but useful fitted storage cupboard. A further door leads through to the garden room.

Garden Room 13' 7" x 9' 10" (4.14m x 2.99m)

This charming room has a window to the side elevation, a glazed door leading out into the garden, and a skylight window which makes it particularly bright and airy. The sitting room has wood laminate flooring, ceiling light points and two radiators. Situated adjacent to this room is the dual purpose ground floor cloakroom/utility.

Ground Floor Cloakroom/Utility

This room has two skylight windows to the rear and is fitted with a work surface with units below and above. There is a stainless steel sink and space and plumbing for a washing machine. In addition there is a WC and a walk-in shower cubicle with electric shower fitted. There are two ceiling light points and a radiator.

Boot Room 12' 9" x 6' 3" (3.88m x 1.90m)

The boot room has a half glazed door leading out to the garden, a window to the rear and also a skylight window. This functional room is ideal for storage of shoes and coats etc. and has both wall and ceiling light points and underfloor heating.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and provides access to two bedrooms and the family bathroom. The landing has wall light points and two radiators. From here the staircase continues to the second floor.

Bedroom One 13' 10" x 13' 10" (4.21m x 4.21m)

An excellent sized and well proportioned double bedroom with dual aspect windows to the front and side elevations, the window to the side looks across the garden. This bedroom has a feature brick chimneybreast, an exposed roof truss, wall light points and a radiator.

Bedroom Four 13' 2" x 10' 3" (4.01m x 3.12m) (at widest points)

A delightful double bedroom having a window to the front elevation, an ornamental fireplace (non working), painted ceiling beams, wall light points and a radiator.

Family Bathroom 14' 8" x 10' 1" (4.47m x 3.07m)

This very impressive and beautifully appointed family bathroom has an opaque window to the rear elevation and two skylight windows to the side. The bathroom is fitted with a roll top bath, a walk-in shower cubicle with mains rainwater head shower, WC

and a wash stand with basin on set and storage beneath. The bathroom is enhanced with a ceramic tiled floor with underfloor heating, and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Second Floor

The staircase rises from the first floor landing to the second floor where bedrooms two and three are located.

Bedroom Two 14' 1" x 13' 2" (4.29m x 4.01m) (at widest points)

A superb sized double bedroom with a window to the side elevation and a skylight window to the rear. This bedroom has a hipped roof with restricted head height, and is full of character and charm with exposed roof trusses. The room also has recessed ceiling spotlights and a radiator.

Bedroom Three 14' 1" x 12' 4" (4.29m x 3.76m)

A further excellent sized double bedroom having a window to the side elevation and a skylight window to the rear. This bedroom also has a hipped roof with restricted head height, exposed roof trusses, recessed ceiling spotlights and a radiator.

Outside

This wonderful family home stands on an excellent sized plot and to the front is a small garden enclosed by railings, and a footpath leading to the front door. Adjacent to the property is off road parking for three vehicles, a pedestrian gate leading into the garden, and twin wooden gates leading to a further vehicle hard standing. The garden is fully enclosed, bounded by mature hedgerow and laid primarily to distinctive lawned areas. The garden also contains a number of mature shrubs, plants and trees. There are two brick built stables which provide a useful storage facility, and also a barn.

The Barn 24' 4" x 16' 4" (7.41m x 4.97m)

The barn has a high vaulted ceiling with exposed roof trusses, twin wooden doors to the front, dual aspect windows to the rear and side elevations, and is equipped with both power and lighting. The barn is currently utilised for storage but could be suitable for a number of uses subject to the appropriate planning consents.

Agent's Note

Please be advised the land to the rear of the barn is not included within the sale.

Council Tax

The property is in Band D.

Services

Mains services are believed to be connected. The property is double glazed and has oil fired central heating.

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

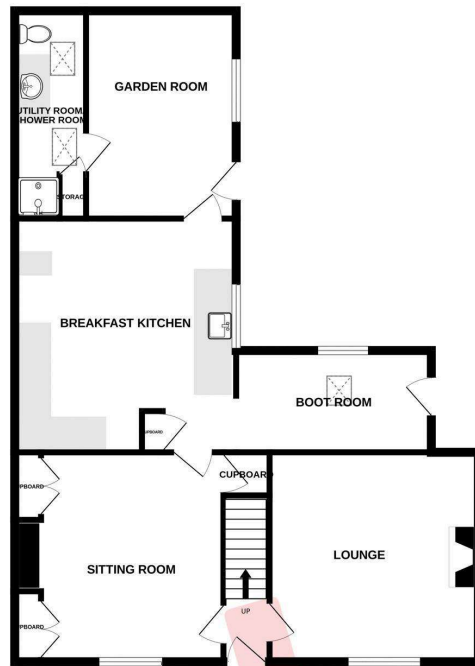
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. 00007790 18 August 2026

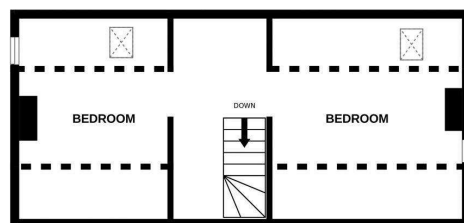
GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1902 sq.ft. (176.7 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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