



Candant Cottage | Main Street | Upton | NG23 5ST

£720,000

FENTON JONES



Key features

- 18th century character filled cottage
- Fabulous kitchen extension with doors to the garden
- Abundance of living space including a sitting room, snug and study
- With four bedrooms and a family bathroom
- Beautiful country garden to the front and rear
- Private driveway with parking for several vehicles
- Two sets of outbuildings with potential
- Situated in the rural village community of Upton
- Minster school catchment

Description

Sitting quietly away from the road, this 4 bedroom, Grade II listed 18th-century home offers more than just a place to live, it offers a way of life. Approached through a beautiful country garden, there's an immediate sense of calm; an invitation to step away from the pace of the everyday and transition into something more grounded, more genuine.

This is a home that celebrates authenticity. Original features, time-worn textures, and rustic charm speak to its heritage. The kitchen with its characterful apex beams is the heart of it all: flour dusting the worktops as bread bakes in the oven, playdough creations scattered across the table, laughter and conversation filling the air. A sitting room, study and snug offer spaces to gather and share or to retreat and find a quiet moment alone. The utility room ensures the practicalities of daily life are not forgotten.

Step outside and the garden is a natural extension of the home. Barefoot mornings on cool grass, the scent of flowers drifting on the breeze, and the quiet hum of nature encouraging you to pause and breathe. Children roam freely, imaginations running wild, while adults rediscover the simple pleasure of being present or even start a project or two; with outbuildings waiting to be brought to life.

As evening falls, the rhythm shifts. The glow of a roaring fire draws everyone together, casting warmth and comfort through the home. It's a place for storytelling and reconnecting.

Positioned in the village of Upton, this home is part of a close-knit community where family life and connection are treasured. Traditions endure here; the village fête, evenings at the pub, afternoons spent by the cricket ground, carols on the green; a way of life where community sits at the heart.

This is what lifestyle means here. It is not rushed or curated, but wholesome and rooted. A life where the days are shaped by simple joys, where the past is honoured and the future embraced



Hallway 4m x 0.9m

The wooden front door with decorative fanlight opens into the hall with a beamed ceiling and quarry tiled floor. With open doorway through to the kitchen and doors off to the snug, pantry and study.

Study 3.9m x 3.6m

There is a sliding sash window to the front and a door to the staircase. With door through to the sitting room.

Sitting room 4m x 3.9m

There is a working fireplace with a rustic tiled hearth and a chunky wooden mantle. There is a sliding sash window to the front as well as a solid wood floor and beamed ceiling that create a lovely cosy room.

Rear hall 2.2m x 2.1m

Full height window and glazed door to the side of the house. With tiled floor, door to the shower room and step up into kitchen.

Kitchen 6.5m x 3.6m

A stunning kitchen extension with cathedral ceiling with striking apex beams that draw the eye upward. Sunlight pours in through Velux windows, windows to the rear and side, and elegant French doors that open onto the patio and garden. This is a traditional, cook's kitchen; warm and inviting with solid wood country cottage units, a rustic timber worktop, Belfast sink, Smeg range, bespoke pantry cabinet and freestanding shelving units. A fabulous family hub filled with character and comfort.

Pantry 3.8m x 2.4m

The dream period pantry with a quarry tiled floor and arched brick cold stones. There is open shelving as well as a built in cupboard. The boiler and circuit board are in this room. With natural light from the window to the side

Snug 3.7m x 3.7m

This room has a brick fireplace with stone hearth. There are fitted bookshelves and a corner cabinet as well as a window overlooking the front garden. With latch door through to the utility room.

Utility room 3.5m x 2.1m

Originally this was the kitchen for the cottage but is now used as a utility room. There are a range of wall and base units and a Belfast sink which sits beneath a window to the front garden. With stairs leading to the first floor, which would have been the original cottage staircase.

There is the potential to split this section of the property into a 2 storey annex if required.

Shower room 2.2m x 1.1m

Fitted with a small bath with shower over, toilet and sink.

Stairs to first floor

Landing 6.1m x 0.7m

There are 2 windows to the rear and doors to 3 bedrooms and the bathroom. There is a large airing cupboard which houses the hot water tank, with handy shelving for linen.







Master bedroom 4m x 3.9m

A good sized double room with a sliding sash window to the front and a built in double wardrobe.

Bedroom 2 4.9m x 3m

Double room with window to the front and a paneled partition wall to create a storage cupboard.

Bathroom 2.4m x 2.2m

Bath with both rainfall and handheld shower over toilet and sink. The bathroom is partly tiled with a window to the rear.

Bedroom 3 4m x 3.9m

A double room with a window to the front garden and a cast iron fireplace. There is a door to the rear landing and original staircase.

Bedroom 4 2.9m x 2.2m

A single bedroom with a window to the front.

Potting shed/ store room 3.9m x 1.6m

To the rear of the house there is an integral store/ potting shed.

Outbuildings 1,2 & 3 - total size 7m x 3.7m

These buildings are situated to the right hand side of the drive. They are all connected.

Outbuildings 4 & 5 - total size 7.6m x 2.5m

Brick outbuildings positioned to the left as you come up the driveway.

Garden

The front garden wall has a pedestrian gate opening onto a flagstone path, bordered by lawn to both sides, leading up to the front door. There is a mixture of established trees and shrubs including bay trees and a beautiful twisted olive tree. The drive goes up the side of the front garden, where the outbuildings are all situated.

The rear garden has a generous sized lawn bordered by established hedges and fenced boundaries, with traditional box-hedged beds that lend a classic, timeless feel, perfectly at home in this setting. There is an abundance of mature trees and planting in the garden as well as a charming pond and a block-paved patio, perfect for a spot of al fresco dining.

Floor plans



Candant Cottage, 10 Main Street, Upton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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