

Wheelwrights Cottage, Kelham NG23 5QT



A truly unique four bedroom semi detached Grade II listed home situated in this popular village location. The property is full of character and charm and in addition to the four bedrooms, has two reception rooms, a kitchen, a ground floor shower room and a first floor bathroom. A particular feature is the fantastic plot and the expansive rear garden. There is off road parking and a large garage. Early viewing is essential to appreciate this superb property.

£425,000









Situation and Amenities

The village of Kelham on the A617 is conveniently located for Southwell (approximately 5.6 miles), an historic Minster town with many local amenities including shops, the highly regarded Minster School and others, restaurants, inns, leisure facilities and the all weather Racecourse. Further and more comprehensive amenities can be found in Newark which has a direct line rail connection from Northgate Station to London Kings Cross taking from around 80 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. The A1 trunk road is readily accessible providing excellent commuter access to the north and south of the country.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The reception hallway has doors providing access to the dining room, cloakroom and ground floor shower room. The hallway has a ceiling light point.

Cloakroom

The ground floor cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. There is wall light point and the central heating boiler is located here.

Ground Floor Shower Room

The shower room has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains shower. The room has an extractor fan, a ceiling light point and a radiator.

Dining Room 15' 6" x 13' 10" (4.72m x 4.21m)

This excellent sized and well proportioned reception room has a glazed door providing access out to the garden, a door leading into the lounge and a door opening into the kitchen. This fabulous dining room has a heavily beamed ceiling and a feature fireplace (non working). To one side of the chimney breast is a fitted storage cupboard. The room also has a ceiling light point and a radiator.

Lounge 15' 4" x 12' 10" (4.67m x 3.91m)

This charming reception room has a small window to the front elevation, and a further window to the rear enjoying views across the garden. The focal point of the lounge is the log burning stove sat on a tiled hearth. The room has a beamed ceiling, wall light points and a radiator. From the lounge the staircase rises to the first floor landing.

Dining Kitchen 15' 6" x 13' 1" (4.72m x 3.98m)

This excellent sized dining kitchen has windows to the front and rear elevations, and a door leading to the rear hallway. The focal point of the room is the log burning stove which is inset. The kitchen is fitted with a range of base units and has a stainless steel sink and space for a free standing cooker. The room is of sufficient size to comfortably accommodate a dining table and has a heavily beamed ceiling, a ceiling light point and a radiator. From here the second staircase rises to the first floor.

Rear Hallway 9' 11" x 5' 6" (3.02m x 1.68m)

The rear hallway has a stable door leading out to the garden, and a door opening leading into the utility area. This useful and versatile space has a beamed ceiling, wall light points and a radiator.

Utility Area 9' 11" x 5' 4" (3.02m x 1.62m)

The utility area has a window to the side elevation, is fitted with a stainless steel sink and has space and plumbing for both a washing machine and a dishwasher. There is further space for a vertical fridge/freezer, a ceiling light point and a radiator.

Store Room 16' 0" x 11' 2" (4.87m x 3.40m)

This versatile store room has dual aspect windows to the rear and side elevations, and a door leading out to the garden. A staircase rises up to bedroom three.

First Floor Landing

This property has three separate staircases that lead to the first floor, one from the lounge, the kitchen and the rear store room. The principal staircase rises from the lounge where there is a small landing that leads directly into bedroom two.

Bedroom Two 12' 9" x 12' 5" (3.88m x 3.78m) (plus wardrobe recess)

An excellent sized double bedroom with a window to the rear elevation, a beamed ceiling, wall light points and a radiator. There is a useful storage cupboard located within the eaves. From here a door leads into bedroom one.

Bedroom One 15' 10" x 13' 7" (4.82m x 4.14m)

A further superb sized double bedroom having a window to the rear elevation. The bedroom has an ornamental fireplace (non working), a heavily beamed ceiling, wall light points and a radiator. There is also a storage cupboard located within the eaves. A door leads through to the principal landing.

Principal Landing

The staircase rises from the kitchen to the principal landing which has a window to the rear elevation, a heavily beamed ceiling, a storage cupboard, wall light points and a radiator. From here there are doors leading into bedroom four and the bathroom.

Bathroom 12' 5" x 9' 5" (3.78m x 2.87m)

The bathroom has a window to the front elevation and is fitted with a four piece suite comprising bath, bidet, WC and pedestal wash hand basin. The bathroom also has a beamed ceiling, wall light points, a heated towel rail and a radiator.

Bedroom Four 11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom four has a Velux window to the side elevation, a hipped roof with restricted head height, recessed ceiling spotlights and a radiator. From here a door leads through to bedroom three.

Bedroom Three 14' 4" x 11' 1" (4.37m x 3.38m)

A double bedroom with a window to the rear elevation, restricted head height and a beamed ceiling. The room has wall light points and a radiator. A door opens to reveal the staircase leading down to the store room.

Outside

The property is approached via a shared driveway which in turn leads down to the private driveway and the detached garage. Gated access leads to the rear garden.

Rear Garden

This magnificent rear garden is a particular feature of the property, not only because of its' location but also the size. The garden comprises a number of distinctive lawned areas which lead down to the River Trent, and has a vast array of mature shrubs, trees and plants. Located at the foot of the garden along the banks of the river is a purpose built fishing stand. The two timber garden sheds are included within the sale.

Double Garage 17' 7" x 15' 5" (5.36m x 4.70m)

The garage has wooden doors to the front elevation, and a personnel door and window to the rear. The garage is equipped with power and lighting.

Brick Built Workshop 12' 9" x 11' 1" (3.88m x 3.38m)

The purpose built brick-built workshop is equipped with both power and lighting.

NOTES FROM THE VENDOR RE FLOODING AND FISHING

"No the house has never flooded as far as we know. Certainly not in living memory as our 93 year old neighbour has told us. The garden does flood but has 3 terraces and the highest it's ever flooded to is just below the Appletree, about 2m below the Garage and workshop. But neither the house or outbuildings have ever flooded as far as we know. Once the river reaches a certain level it floods the fields opposite. Regarding the fishing platform, yes you have the right to fish from it. Riparian Rights permit you to fish from your own property, but you would still need a Rod licence according to the Environment agency".

Council Tax

The property is in Band D.

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

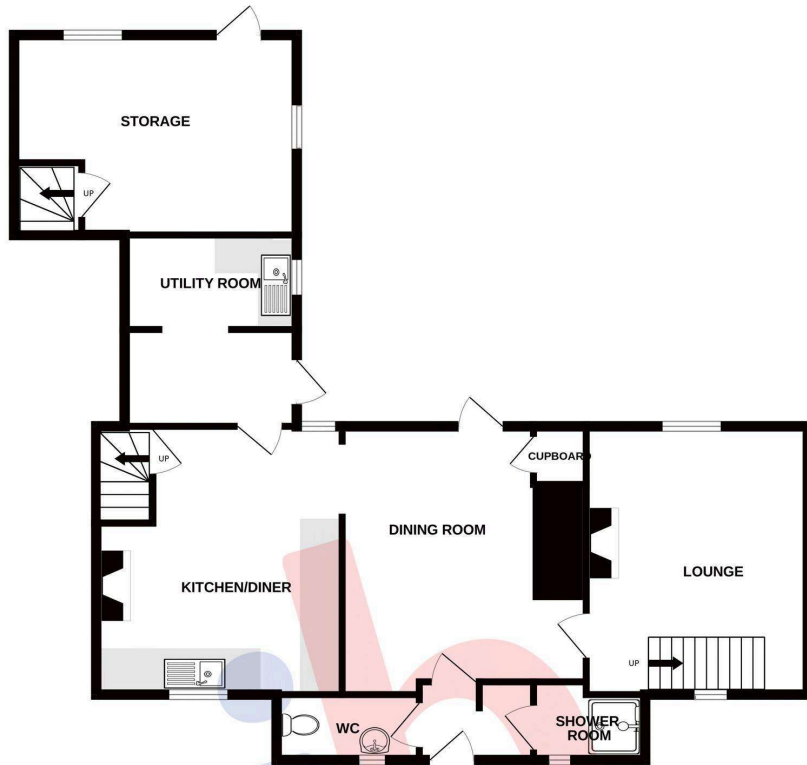
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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: Chattertons Solicitors - £120.00 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. 00007768 03 July 2026

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.5 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.