



## HOLLY COTTAGE MAIN STREET NEWARK, NG22 0GT

£495,000  
FREEHOLD

\*\*\*£495,000\*\*\*

Holly Cottage is an exceptional three/four-bedroom detached bungalow, perfectly positioned in the highly sought-after village of West Markham. Set on a generous plot with stunning open views, this beautifully presented home combines contemporary style with versatile living spaces, ideal for modern family life and entertaining. The property boasts a spacious open-plan entrance hall and dining area, a stylish shaker-style breakfast kitchen with adjoining utility room, multiple reception rooms, and well-proportioned bedrooms including a superb principal suite with en-suite facilities. Externally, the home benefits from ample off-road parking, a larger-than-average detached double garage with potential for conversion (subject to consents), and a meticulously maintained rear garden with patio seating areas. Offering both charm and practicality in an enviable village location, Holly Cottage represents a rare opportunity to acquire a truly special home.

Kendra  
Jacob

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# HOLLY COTTAGE MAIN

- \*\*\*£495,000\*\*\*
- Four-bedroom detached bungalow in the sought-after village of West Markham
- Private gravelled driveway offering ample parking
- Large double detached garage
- Landscaped gardens with views over open countryside
- Flexible living space with three reception rooms
- Master bedroom featuring an en-suite bathroom
- Two further bedrooms plus an optional third/office
- Modern shower room
- Well-appointed dining kitchen with separate utility room



## Entrance Hall

A front-facing composite entrance door opens into a welcoming open-plan entrance hall and dining room. This is a superb space for entertaining, finished with high-quality internal doors and an elegant Karndean floor with under floor heating that sets the tone for the rest of the home.

## Living Room

A delightful and well-presented living room, beautifully decorated and enjoying a rear-facing uPVC double-glazed window. The room also benefits from a central heating radiator and attractive wall lighting, creating a warm and inviting atmosphere.

## Kitchen / Diner

The stylish shaker-style breakfast kitchen is fitted with an extensive range of wall and base units, complemented by coordinating work surfaces and an inset sink with mixer tap. There is a freestanding range-style cooker with extractor hood above, along with integrated appliances including a fridge freezer and a dishwasher discreetly concealed behind matching cabinetry. Additional features include tiled splashbacks, wood-effect laminate flooring, LED kickboard lighting, ceiling downlights, a central heating radiator, and a rear-facing uPVC double-glazed window. A door provides access to the utility room.

## Utility Room

A generously proportioned utility room offering excellent practicality, with a side-facing uPVC double-glazed window and a composite door leading out to the rear garden. Fitted with a range of wall and base units with

solid wood work surfaces, incorporating a ceramic sink with mixer tap. There is space for both a washing machine and tumble dryer, and the room also houses the central heating boiler. Finished with tiled flooring and a door back into the breakfast kitchen.

## Master Bedroom

A stunning principal bedroom with front-facing uPVC double-glazed windows, a central heating radiator and fitted double wardrobes along one wall. A door leads through to the en-suite bathroom.

## En-Suite

The en-suite comprises a corner bath with shower mixer tap, vanity wash hand basin and low-flush WC. Finished with tiled splashbacks, tile-effect laminate click flooring, a chrome ladder-style radiator, ceiling downlights and an electric extractor fan. A side-facing obscure uPVC double-glazed window provides natural light while maintaining privacy.

## Bedroom Two

A spacious second double bedroom with a front-facing uPVC double-glazed window and central heating radiator.

## Bedroom Three

A well-proportioned third double bedroom, also benefiting from a front-facing uPVC double-glazed window and central heating radiator.

## Family Bathroom

A contemporary family shower room fitted with a modern white suite comprising a walk-in shower with mains-fed

rainfall shower, vanity wash hand basin and low-flush WC. Finished with tiled splashbacks, tiled flooring, a chrome towel radiator, ceiling downlights and an electric extractor fan. A side-facing obscure uPVC double-glazed window completes the space.

#### **Sitting Room / Bedroom Four**

Accessed via quality double doors, the sitting room features rear-facing uPVC double-glazed French doors opening directly onto the garden. Additional features include a central heating radiator and wall lighting, making this an ideal space for relaxation or entertaining. This room could be versatile and used as a fourth bedroom.

#### **Exterior**

To the front of the property are wooden double gates opening onto a low-maintenance pebbled driveway with well-stocked borders, providing parking for up to four vehicles. There is also a large detached double garage and gated access to the rear.

The rear garden is a particular highlight — beautifully maintained and mainly laid to lawn, with established shrubs and trees, paved patio seating areas, a garden shed, external lighting, power points and an outdoor water tap. The property sits on a generous plot and enjoys stunning open views beyond the garden.

#### **Garage**

A larger-than-average detached double garage with two sets of wooden double doors, power and lighting. The garage offers excellent potential to be converted into an annexe, subject to the necessary consents.

#### **Services**

Mains water, electricity and drainage are connected. There is a LPG Gas fired central heating system to traditional wet panel radiators.

#### **Location**

West Markham is a small, rural hamlet surrounded by open countryside, within the village is the 12th century Grade II Listed All Saints Church and equestrian centre. The property conveniently sits around 2 miles from the village of Tuxford, which has an excellent range of local shops and facilities for everyday needs. Retford (6 miles), Worksop (11 miles), Newark (15 miles) and Lincoln (18 miles) offer a wider range of facilities including excellent education options for all ages.

The commuter is well served by the main line rail link from either Retford or Newark stations into London Kings Cross, taking from around 84 minutes, or the regional motorway network with the A1(M) close by. East Midlands and Leeds Bradford Airports provide regional flights to the continent.

#### **Directions**

Leaving the A1 at Markham Moor, head South on the B1164 towards Tuxford and after less than a mile take the first right hand turn into West Markham. Follow the road to the T junction and then bear left into Main Street, and the property will be found on your left-hand side.

## **HOLLY COTTAGE MAIN**





# HOLLY COTTAGE MAIN

## ADDITIONAL INFORMATION

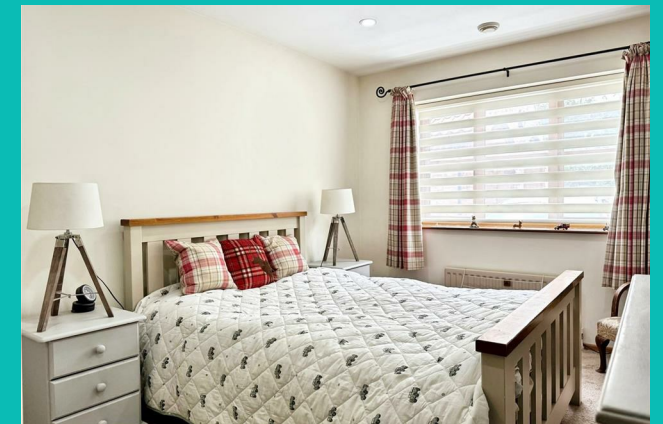
**Local Authority** – Bassetlaw

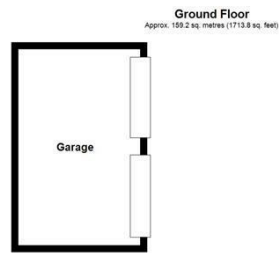
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1713.80 sq ft

**Tenure** – Freehold





Total area: approx. 159.2 sq. metres (1713.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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