



**Bumble Bee Hall and, Beech Cottage Town
Street, Hawksworth, NG13 9DB**

Price Guide £550,000

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 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

**** £550,000 - £575,000 PRICE GUIDE ****

Bumble Bee Hall and Beech Cottage provide an opportunity for conversion into one four/five bedroomed dwelling. The property is situated within the Hawksworth Conservation Area and the plot in total extends to 0.25 acre or thereabouts.

Bumble Bee Hall provides, on the ground floor, a reception hall, sitting room with fireplace, spacious dining kitchen, inner lobby with staircae and downstairs bathroom. The first floor provides three bedrooms (the middle bedroom is non-private). There is a range of brick built outbuildings and a delightful garden.

Beech Cottage provides, on the ground floor, kitchen with beam ceilings, sitting room with corner fireplace, rear lobby and bathroom with shower attachment. The first floor provides a long landing and three bedrooms. Externally there is a useful lean-to storage shed.

Hawksworth is a Nottinghamshire Conservation village lying 8 miles south of Newark, close to the villages of Flintham, Sibthorpe, Thoroton, Scarrington and Screveton. The larger settlement of Bingham is within 4 miles where there are facilities including shops and schools. The village is approached by country lanes with easy access to the A46 and A52 trunk roads. Nottingham approximately 12 miles. A focal point of the village is St Mary and All Saints Church, the brick tower noted as a pleasant oddity circa 1700 in the Gothic tradition. The fine stone Manor House stands close to the property with many interesting and notable houses in the vicinity.

The property is constructed with brick elevations under a pantiled roof. The following accommodation is provided:

BUMBLE BEE HALL

GROUND FLOOR

ENTRANCE HALL

11'7 x 7'7 (3.53m x 2.31m)

Double panelled radiator and double glazed window.

SITTING ROOM

13'6 x 12'1 (4.11m x 3.68m)



Brick fireplace and heavily beamed ceiling, single glazed window and double glazed front window. Double panelled radiator.

DINING KITCHEN

18'3 x 12'4 (5.56m x 3.76m)

(overall measurements)



Chimney breast opening with the Camray oil fired central heating boiler, beamed ceiling, radiator, double glazed window, stainless steel double drainer sink unit.



INNER LOBBY

With cupboard under the stairs. Single glazed window. Electrical fuse system.

BATHROOM

8'8 x 7'2 (2.64m x 2.18m)



Bath, basin, low suite WC. Radiator, beamed ceiling, electric heated towel rail, single glazed window.

FIRST FLOOR

LANDING

With pine doors off.

BEDROOM ONE

13'1 x 12' (3.99m x 3.66m)



Double panelled radiator, double glazed window.

BEDROOM TWO

14'5 x 13' (4.39m x 3.96m)



Double panelled radiator, sealed unit double glazed window.

BEDROOM THREE

13' x 8' (3.96m x 2.44m)

(non-private and at present a corridor between Bedrooms 2 and 3)



Built in cupboard, recess with airing cupboard containing the hot water cylinder.

OUTSIDE



There is a crazy paved forecourt to the property.

Range of outbuildings of brick construction under a pantiled roof comprising:

Coalhouse (10'7 x 7'9)

Workshop (10'7 x 6'10)

Wash House (11' x 7'8) with old copper

Open Bay Log Store

Externally also is a small greenhouse.

The plot extends to 1041 sq.m (0.25 acre or thereabouts) outlined on the attached plan for identification purposes.

BEECH COTTAGE



GROUND FLOOR

FRONT ENTRANCE DOOR

KITCHEN

12' x 11'9 (3.66m x 3.58m)



Heavily beamed ceiling, fitted wall cupboards, base units

and working surfaces incorporating a sink unit. Freestanding cooker, double panelled radiator, sealed unit double glazed window.

SITTING ROOM

13'2 x 9'2 (4.01m x 2.79m)



Corner brick fireplace, beamed ceiling, double panelled radiator, single glazed window, staircase off to the first floor.

REAR ENTRANCE LOBBY

With radiator and single glazed window.

BATHROOM

10'7 x 4'8 (3.23m x 1.42m)



Bath with shower attachment, pedestal basin, low suite WC, radiator, single glazed window.

FIRST FLOOR

LANDING

With built in cupboard containing the Worcester propane gas fired central heating boiler.

BEDROOM ONE

12'6 x 10'11 (3.81m x 3.33m)
(overall including the flying freehold)



Double built in wardrobe containing the hot water cylinder. Radiator.

BEDROOM TWO

12'1 x 11'11 (3.68m x 3.63m)



Single glazed Yorkshire slider window, double panelled radiator.

BEDROOM THREE

10'2 x 5'2 (3.10m x 1.57m)



Shelving, radiator, single glazed window.

OUTSIDE

A gravelled front forecourt and side area. Narrow strip to the rear of the property with provision for LPG tanks.

SERVICES

Mains water, electricity, and drainage are all connected to the property.

TENURE

The property has been in family ownership for many years. The property has a registered possessory Title. An Indemnity Policy will be provided at the Seller's expense.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The properties come under Rushcliffe Borough Council as

follows:

Bumble Bee Hall Council Tax Band E.

Beech Cottage Council Tax Band D

The property will be reassessed for Council Tax purposes if converted into one dwelling.

Ground Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 sq. feet)

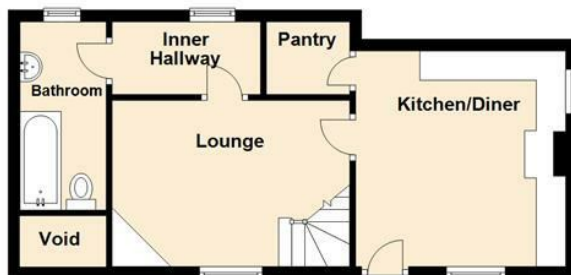
First Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 76.6 sq. metres (824.1 sq. feet)

First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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