



**Woodside Cottage, 70 Gainsborough Road,
Winthorpe, Newark, NG24 2NR**

PRICE GUIDE £375,000 - £400,000

Tel: 01636 611 811

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

*** PRICE GUIDE £375,000 - £400,000 *** Woodside Cottage comprises a detached Victorian Lodge with Coach House and outbuildings standing in the former grounds of Winthorpe Hall with adjacent private woodland. It is the first time that it has ever been presented to the market since it came into the current owners' family in the 1940's. The property is situated in a very secluded and well established part of the village Conservation Area.

The accommodation provides on the ground floor, an entrance hall, sitting room, study and kitchen. The first floor provides a galleried landing, two bedrooms and a bathroom. The outbuildings comprise a Coach House, integral store, integral garage and integral garden storeroom.

The village of Winthorpe is situated only 3 miles from Newark on Trent. Local village amenities include The Lord Nelson public house, a very good primary school, sports field and community building. There are access points to the A1 and A46 within 2 miles. Newark on Trent provides an excellent range of shopping, hospitality and social amenities. The town is on the main East Coast railway line with regular services to London King's Cross and journey times of just over 75 minutes. Nottingham 22 miles and Lincoln 12 miles approximately.

The property is constructed with brick elevations under a hipped roof with plain tiles. The Coach House and garage have a pantiled roof, re-roofed in recent years. The property has replacement purpose made box sash double glazed windows. The property is on a plot of around a quarter of an acre.

Access is by a private driveway and right of way shared with Stable Cottage, The Old Dairy and Winthorpe Hall.

The following accommodation is provided:

GROUND FLOOR

ENTRANCE HALL

Front door, radiator, staircase and cupboard under the stairs, doors to kitchen and lounge.

SITTING ROOM

16'2 x 12'11 (4.93m x 3.94m)



Fireplace (sealed flue) with working wood burning stove. The room is dual aspect, radiator, original dado rail and connecting door to the study.

STUDY

8' x 6'2 (2.44m x 1.88m)



The walls are unplastered painted brick, radiator.

KITCHEN

13' x 9'9 (3.96m x 2.97m)



Base cupboards, working surfaces incorporating a stainless steel one and a half sink unit, Ideal gas fired central heating boiler, provision for a freestanding cooker.

FIRST FLOOR

GALLERIED LANDING



Hatch to the roof space.

BEDROOM ONE

13'9 x 9'5 (4.19m x 2.87m)

Double bedroom over looking the rear garden with feature Victorian fire surround, dado rail, radiator, two built in wardrobes.



BEDROOM TWO

10'8 x 10'3 (3.25m x 3.12m)



Small double with rear garden aspect, radiator, built in cupboard.

BATHROOM

8'10 x 5'7 (2.69m x 1.70m)



Tiled 4' wide shower cubicle with electric shower, low suite WC, basin, vanity cabinet and radiator.



OUTSIDE

The property stands with a gravelled forecourt and granite sets providing a pathway to the front entrance door. There is a concrete hard surface frontage to the Coach House which could easily accommodate two cars. There is an enclosed rear garden and lawned area with existing poly-tunnel and small pond. There are outside taps.

COACH HOUSE

22' x 14'3 (6.71m x 4.34m)



(minimum depth) plus 14'2 x 10'4

The Coach House was re-roofed circa 1995. There is lighting and a power supply, and is accessed by double doors.

INTEGRAL GARAGE

14'8 x 12' (4.47m x 3.66m)

Has a brick floor, arch double doors and storeroom off. Re-roofed circa 1995.

INTEGRAL GARDEN STORES

Conveniently sited in the garden there is a small store near the kitchen door and a second near the poly tunnel that is bigger (was accessed via wooden stairs.)

FURTHER INTEGRAL STORE

16'4 x 10'1 (4.98m x 3.07m)

Situated in the front aspect with personal door.

The outbuildings, substantially built and integral with the main house, offer potential for hobbying workshops, and/or conversion to living accommodation, subject to planning permission.



View of the back garden.



View along side of the Coach House.

SERVICES

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

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

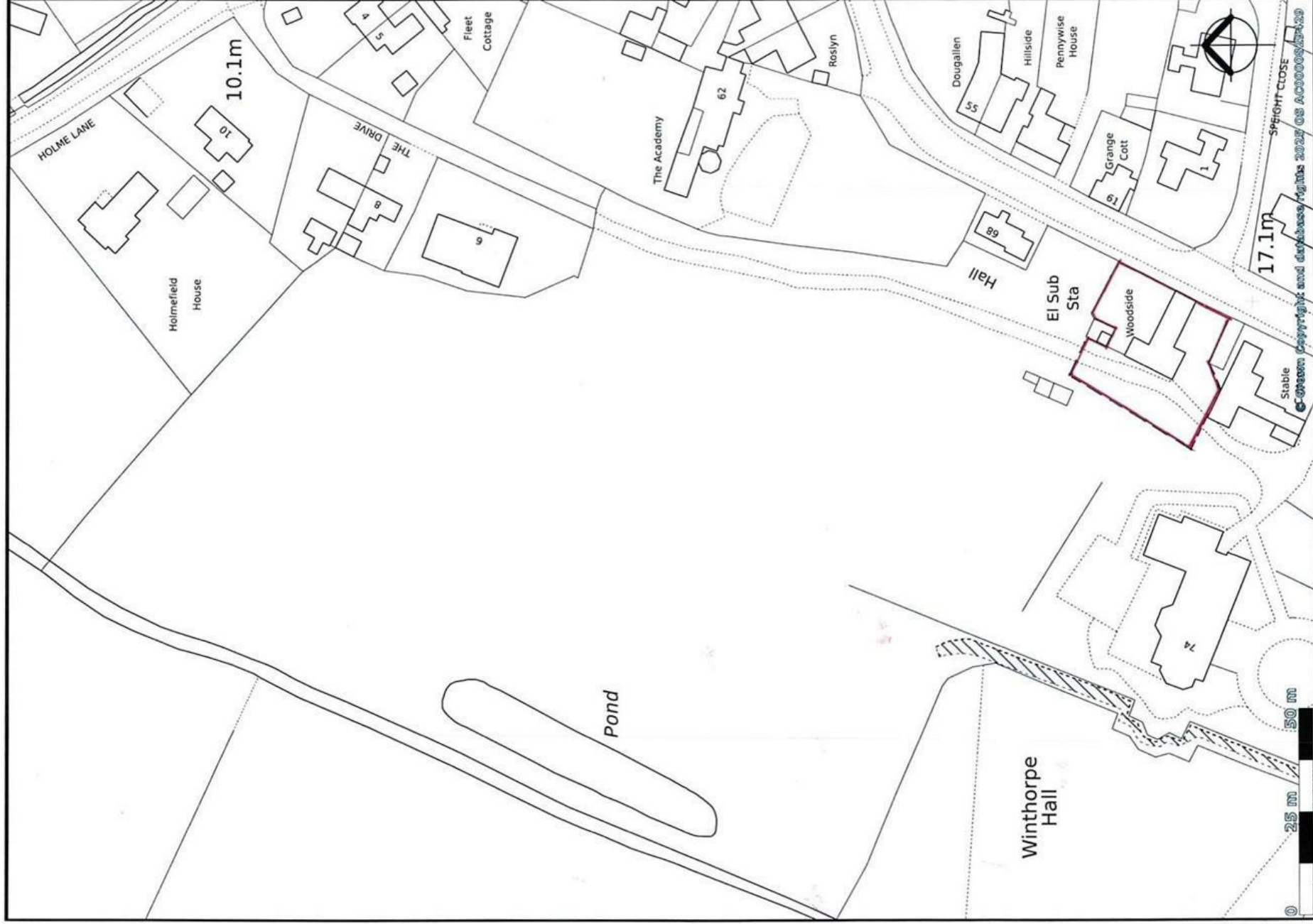
MORTGAGE

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.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band D.

Woodside Cottage, 70 Gainsborough Road,



created on **edozo**

Plotted Scale - 1:1,250

Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 79.7 sq. metres (857.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers