



THE COTTAGE, 27 HIGH STREET, WHITWELL
£600,000

BROWN & CO



THE COTTAGE

27 HIGH STREET, WHITWELL
WORKSOP, S80 4RE

DESCRIPTION

A unique detached period cottage retaining many original style features including a wood panelled reception hall. There is a sitting room with rustic fireplace and log burner with direct access and overlooking the attractive and well stocked gardens. There is an additional reception room and a well appointed breakfast kitchen. On the ground floor there is an office/potential fourth bedroom as well as a large utility room which could become en suite facilities and an annexe. Upstairs there are three good sized bedrooms, one with en suite facilities.

Externally there are private well stocked rear gardens, driveway for 2-3 vehicles and a large attached double height garage which, subject to planning, could become an additional annexe or accommodation for the cottage.

LOCATION

Whitwell is a small Nottinghamshire village with some good local amenities including a convenience store, schools and church. Worksop town centre is within comfortable distance with more comprehensive facilities as well as a railway station. The M1 is to the west linking to the wider motorway network and the village is surrounded by open countryside with some good walks.

DIRECTIONS

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ACCOMMODATION

Part glazed composite door to

RECEPTION HALL 12'0" x 11'8" (3.69m x 3.60m) with majority wood panelled walls and matching wood panelled ceiling. Turning staircase with ornate spindles to the first floor landing. Plate rack, wall light points, recessed painted fireplace and half glazed UPVC door leading into the garden.

LOUNGE 22'7" x 13'0" (6.93m x 3.98m) dual aspect to front and rear with double glazed French doors into the garden. Rustic brick fireplace with slate hearth and fitted log burner. Niche shelving to the side, picture rail, wall light points and spotlighting.

SITTING ROOM/DINING ROOM 22'5" x 12'10" (6.86m x 3.95m) dual aspect to front and rear with double glazed French doors leading into the garden. Floor to ceiling rustic brick fireplace with slate hearth and gas coal effect log burner. Period style skirtings, picture rail, wall light points, Step up and door to

BREAKFAST KITCHEN 16'8" x 11'0" (5.13m x 3.38m) dual aspect to front and rear with the rear having three double glazed windows overlooking the well-stocked gardens. An extensive range of cream coloured base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for dishwasher, rustic brick fireplace recess allowing space for range style cooker with tiled and stainless steel splashback and wooden bressummer. Additional range of cupboards, part tiled walls, quarry tiled flooring, spotlighting, space for upright fridge freezer, half glazed door to garden. Step up to

UTILITY ROOM 9'5" x 6'8" (2.90m x 2.08m) side aspect obscure window. White low level wc, pedestal hand basin, space and plumbing for washing machine and one further appliance with working surfaces above, wall mounted gas fired central heating boiler, part tiled walls, quarry tiled flooring, half glazed UPVC door into garage.

STUDY/BEDROOM FOUR 17'6" x 11'10" (5.36m x 3.65m) dual aspect to side and rear with double glazed windows. Oak coloured laminate flooring, small access to roof void. Exposed ceiling timber. Range of spotlighting.

FIRST FLOOR

GALLERY STYLE LANDING with two front aspect double glazed windows offering views to the church. Painted ceiling timbers.





BEDROOM ONE 14'9" x 14'5" (4.55m x 4.43m)
dual aspect to front and side with double glazed windows and views to the church. Victorian style fireplace, period skirtings, telephone point, exposed ceiling timbers, door to

EN SUITE SHOWER ROOM 9'0" x 5'6" (2.76m x 1.72m) double glazed window overlooking the garden. A good sized corner fitted shower cubicle with glazed sliding screen, mains fed shower with handheld attachment and raindrop shower head, aqua board surround, pedestal hand basin with tiled splashback. Low level wc, period skirtings, laminate flooring, extractor. Door to

WALK-IN WARDROBE with lighting, hanging and shelving space.

BEDROOM TWO 11'2" x 9'6" (3.42m x 2.93m) rear aspect double glazed window with views to the garden. Victorian style fireplace, corner fitted cupboard with stripped wooden door. Exposed ceiling timber.

BEDROOM THREE 11'8" x 6'9" (3.60m x 2.10m)
rear aspect double glazed window with views to the garden.

FAMILY BATHROOM 13'8" x 7'3" (4.21m x 2.23m)
dual aspect to front and rear. Three piece white suite of panel enclosed bath, pedestal hand basin, low level wc. Part tiled walls, wall mounted mirror, extractor fan. Floor to ceiling built-in wooden linen cupboard with shelving. Tiled enclosed shower cubicle with bifold glazed door, mains fed shower with handheld attachment. Laminate flooring.

OUTSIDE

The front is walled to all sides and paved for low maintenance with three steps down from the wrought iron gate to the main front gabled porch and some established shrubs.

To the side of the property is a long driveway providing space for 2-3 vehicles. EV charge point

and water supply.

ATTACHED DOUBLE GARAGE 24'0" x 18'0" (7.33m x 5.51m) with up and over door, high vaulted ceiling, rustic brick walls, a good range of shelving, power and lighting. Please note this could, subject to planning, be turned into a one or two bedroomed annexe.

The rear gardens are one of the main features of the property. From the drive is a pergola entrance with gate to the main garden which is fenced to all sides and offers a good degree of privacy. There is a large, paved patio area with two separate paths leading to the lower part of the garden. One large area of sculptured lawn with established flower, shrub and tree borders and with a good selection of established silver birch trees. Additional lawned area with a low maintenance garden area to the rear which has a good selection of shrubs. To the rear of the drive is a stoned patio area with wooden log store. Security lighting.





GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

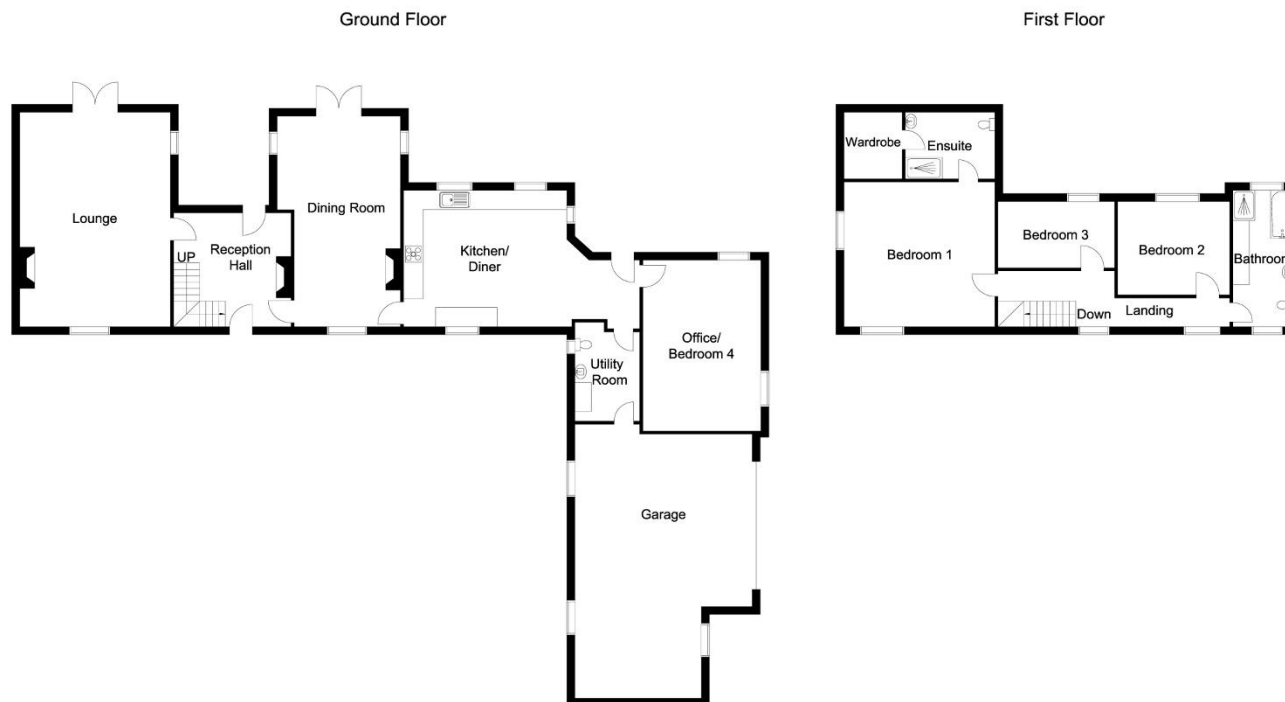
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Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in September 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		





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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

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