# The Cottage High Street, Holme, Newark, NG23 7RZ

## Offers Around £500,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A traditional brick and pantile five bedroom detached family home offering spacious and versatile accommodation, set within delightful grounds extending to approximately 0.76 of an acre in the heart of the sought-after village of Holme.

The Cottage is an attractive period home which combines the charm and character of a traditional village property with the practicality of modern family living. The property has been thoughtfully extended in recent years to create a flexible ground floor room complete with an adjoining ensuite wet room. This versatile space could serve as a comfortable family room, guest suite or ground floor bedroom, making it particularly suitable for those seeking accommodation for a relative or with accessibility needs.

The living accommodation is well presented throughout and benefits from oil fired central heating and full fibre broadband. The ground floor comprises an entrance hall, living room, study and dining room, together with a spacious open plan dining kitchen which forms the heart of the home. There is also a utility room, rear entrance porch and ground floor WC. The aforementioned family room or ground floor bedroom with ensuite wet room adds valuable flexibility to the layout and would suit a variety of family requirements, and would also be ideal as a home office.

To the first floor, a spacious and light landing gives access to five well proportioned bedrooms, one of which benefits from its own ensuite bathroom, in addition to the family bathroom serving the remaining bedrooms.

One of the most appealing features of the property is its exceptional plot, extending to approximately 0.76 of an acre. The mature gardens are to the rear of the property and are planted with a wide variety of established trees, shrubs and hedgerows, creating a peaceful and private setting. Beyond the main garden lies a charming paddock area positioned adjacent to the village church, further enhancing the attractive and tranquil environment.

The property also benefits from a useful range of traditional brick outbuildings which provide excellent storage.

Holme is a particularly pretty riverside village set within quiet and secluded countryside yet remains conveniently located for nearby amenities. The village enjoys a peaceful setting with attractive surroundings and a strong sense of community.

The nearby village of Collingham offers a good range of everyday amenities including a Co-op store, medical centre, public house, primary school, regular bus service and its own railway station.

The historic market town of Newark-on-Trent lies approximately four miles away and provides an excellent range of shops, supermarkets, cafes, restaurants and leisure facilities, together with well regarded schools. Newark is also particularly well placed for commuting, with two railway stations including Newark North Gate which offers high speed rail services to London King's Cross in around 75 minutes, together with convenient road access to Nottingham, Lincoln and the wider region.

The Cottage therefore represents a rare opportunity to acquire a charming period home with generous gardens and paddock land, in a delightful village setting yet within easy reach of excellent amenities and transport links.

A traditional village cottage, built circa 1800 and constructed of brick, under a pantile roof covering. A sympathetically modern extension constructed of brick under a pantiled roof covering was added in more recent years. The central heating is oil fired. The living accommodation can be described in more detail as follows.

## ENTRANCE HALL

Wooden front entrance door with glazed light, staircase to first floor.

## LIVING ROOM

14'11 x 13'7 (4.55m x 4.14m)

This light and airy living room has Yorkshire sliding windows to the front and rear elevations, pine floorboards. Attractive brick fireplace housing a Clearview multi-fuel stove, two radiators.

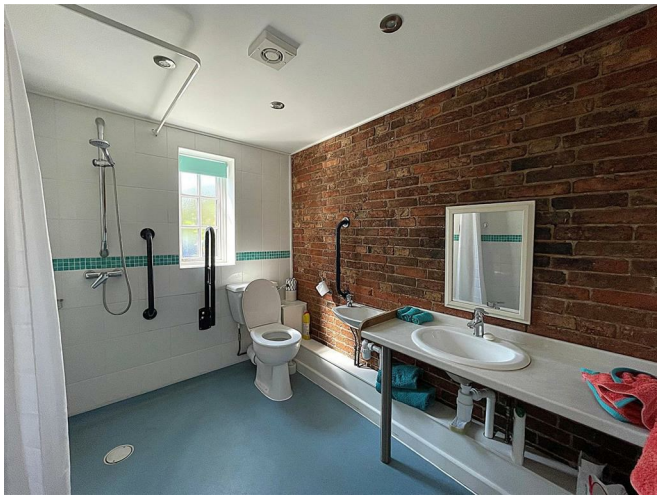
## FAMILY ROOM/BEDROOM

12'7 x 10'3 (3.84m x 3.12m)
(plus 7'2 x 3'8)

A versatile room which can be used as a family sitting room or accessible ground floor bedroom if required. There are two double glazed windows and French doors to the rear. Additional double glazed windows are to the front and side elevations, radiator, non-slip laminate flooring.

## EN-SUITE SHOWER ROOM

8'6 x 5'3 (2.59m x 1.60m)



Wet room with non-slip flooring, walk in shower area with floor drain, pull around curtain and a wall mounted shower. White suite comprising low suite WC and a wash hand basin. An additional wash hand basin with mixer tap is set in a counter top, radiator, double glazed window to the front. LED ceiling lights, extractor fan.

## STUDY

13'4 x 10'11 (4.06m x 3.33m)

Yorkshire sliding window to front elevation, double panelled radiator, fireplace recess with brick hearth, bookshelves to walls.

## DINING ROOM

15'10 x 10' (4.83m x 3.05m)

Handmade Italian tiled floor, double panelled radiator, beamed ceiling. Window to side elevation.

## ENTRANCE PORCH

Wooden rear entrance door with glazed light, handmade Italian tiled floor. Useful storage cupboard below the staircase which also houses the electric consumer unit.

## WC

4'8 x 3'3 (1.42m x 0.99m)
With radiator, low suite WC, wash hand basin, handmade Italian tiled floor.

## DINING KITCHEN

16'10 x 8'6 (5.13m x 2.59m)
(plus dining area 9'5 x 9'3)

There are two double glazed windows and French doors to the side elevation giving access to a patio terrace and the rear garden. Two radiators, handmade Italian tiled floor, ample space for a dining room table. There are two additional windows to the rear with views over the garden. Solid oak fitted kitchen units comprise base cupboards and drawers, Beech working surfaces over with inset ceramic sink and drainer and mixer tap. Tiling to splashbacks. Solid oak wall mounted cupboards, tiled working surfaces, oil fired AGA cooking range which also provides hot water and heating to the bathroom radiator. Integrated electric oven and hob, beamed ceiling.

## WASH HOUSE

8'8 x 7'1 (2.64m x 2.16m)

Belfast style sink with hot and cold taps, tiling to splash backs. Beech working surfaces. Plumbing and space for automatic washing machine, Potterton Statesman oil fired central heating boiler. Window to rear elevation, handmade Italian tiled floor. Wall mounted cupboard. Pantry cupboard with shelving.

## FIRST FLOOR

## LANDING

16'8 x 4'1 (5.08m x 1.24m)
(plus 13'6 x 2'11)

Exposed pine floorboards, radiator. Oriel style window, built in eaves storage cupboard.

## BEDROOM ONE

12'10 x 11' (3.91m x 3.35m)
(plus 6'11 x 6'6)

Access doors to eaves storage, double panelled radiator, exposed pine floorboards. Window to the rear elevation with view over the garden, double glazed Dormer window to side elevation.

## EN-SUITE BATHROOM
9'8 x 5'6 (2.95m x 1.68m)

Laminate flooring, double glazed window. White suite comprising pedestal wash hand basin, low suite WC, bidet, panelled bath with shower over, full wall tiling to splash back in the shower area. Double panelled radiator, dado, built in wooden tall storage cupboard.

## BEDROOM TWO
13'5 x 10'9 (4.09m x 3.28m)

Yorkshire sliding window to the front and rear elevations. Small window to the side, radiator, vaulted ceiling.

## BEDROOM THREE
10'11 x 7'11 (3.33m x 2.41m)

Original fire surround and cast iron grate hob fireplace, Yorkshire sliding window to the front, radiator, built in tall cupboard with shelves, built in cupboard over door.

## BEDROOM FOUR
5'11 x 3'8 (1.80m x 1.12m)
(plus 10' x 4')

Built in wardrobe with cupboards over and wall shelving, window to front elevation, loft access hatch.

## BEDROOM FIVE/NURSERY
7'11 x 5'7 (2.41m x 1.70m)
Built in airing cupboard housing the hot water cylinder and latted shelving, wall mounted cupboards, double glazed window to side elevation, radiator, loft access hatch.

## FAMILY BATHROOM
8'3 x 5'6 (2.51m x 1.68m)

Double glazed window to side elevation, attractive Fired Earth tiled floor, chrome heated towel radiator. Suite comprising pedestal wash hand basin and low suite WC, bath with full wall tiling to splashbacks and shower over, high level storage shelf.

## OUTSIDE

## OUTBUILDINGS
There are a range of brick built outbuildings under a slate roof covering comprising:

## STABLE
12'8 x 6'6 (3.86m x 1.98m)
With brick floor and wooden stable door.

## WORKSHOP
16'3 x 15' (4.95m x 4.57m)
Power and light connected, double power point, brick floor, wooden stable door, two windows overlooking the garden. Mezzanine floor ideal for storage.

A further range of brick built outbuildings adjacent to the house comprise pigsty, former ash pit and WC with low suite WC.

The grounds extend to 1 acre or thereabouts. There is access to a gravelled driveway providing ample parking for several vehicles. A paved pathway gives access to the rear entrance door and a sheltered block paved patio terrace, partly enclosed by a wooden trellis and hedgerow. Mature gardens extend from the rear of the house with hedgerows and close boarded wooden fences to the boundaries planted with a variety of trees with willow and walnut trees and fruit trees. A wooden post and rail fence with gate gives access to a grass paddock, ideal for a child's pony, planed with a variety of trees and enjoying views of the neighbouring village church.

## SERVICES
Mains water and electricity are all connected to the property. Drainage is by septic tank. There is no mains drainage. Central heating is oil fired. There is no mains gas available.

## TENURE
The property is freehold.

## POSSESSION
Vacant possession will be given on completion.

## VIEWING
Strictly by appointment with the selling agents.

## COUNCIL TAX

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

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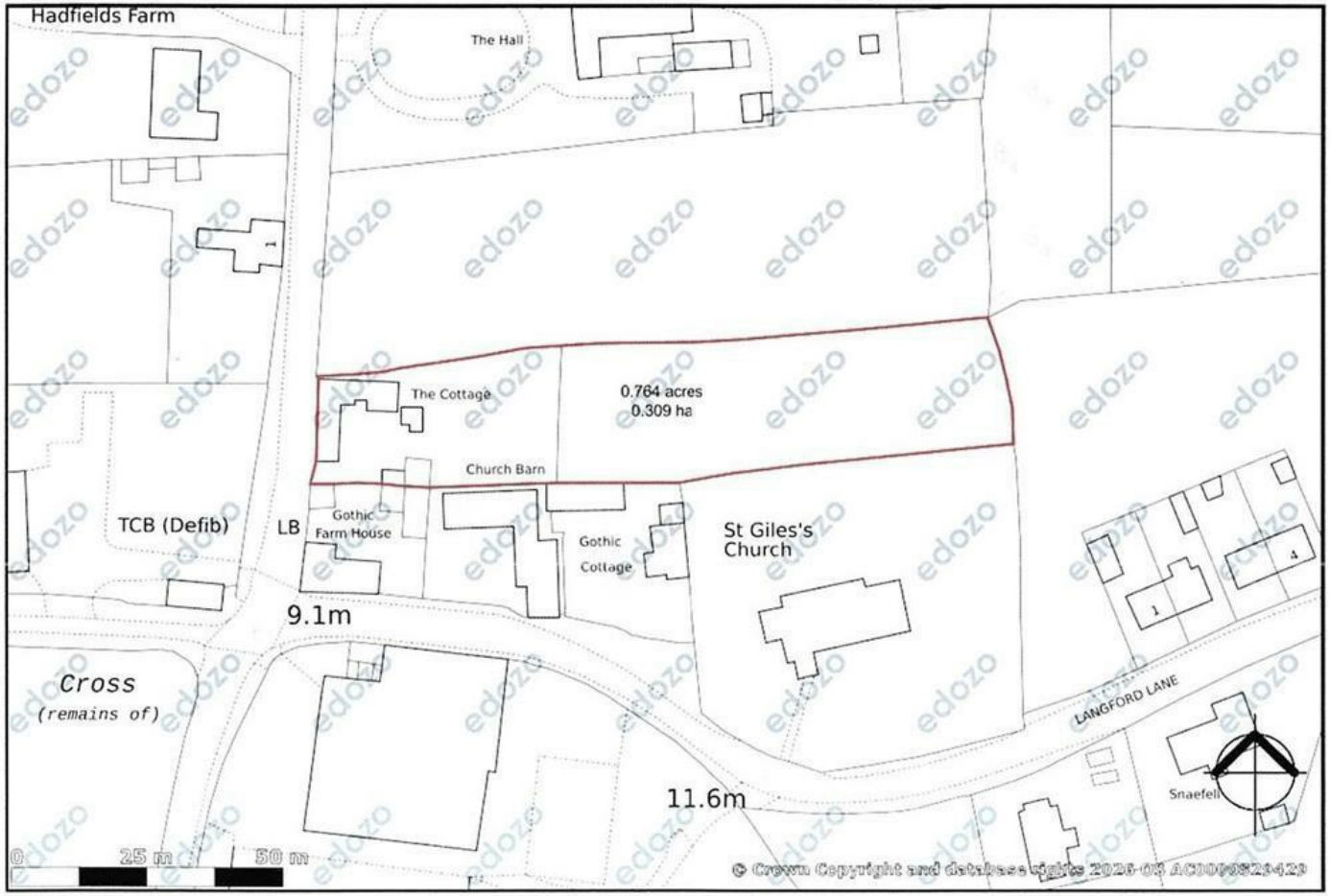


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Plotted Scale - 1:1,250

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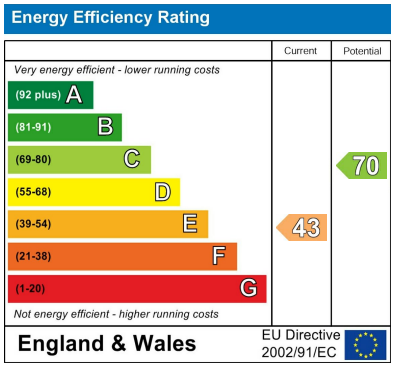
## Ground Floor

Approx. 107.7 sq. metres (1159.3 sq. feet)

## First Floor

Approx. 76.0 sq. metres (817.6 sq. feet)

Total area: approx. 183.7 sq. metres (1976.9 sq. feet)



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The Property Ombudsman

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