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est 1898

## Far Back Cottage, 10 Easthorpe Southwell, NG25 0HY

OFFERS IN THE REGION OF  
£372,400

**NO ONWARD CHAIN** - Situated in a private position at the head of a shared drive, this charming period cottage offers spacious accommodation throughout, dating back to the 1850's and retaining many original features and lovingly modernised and maintained by the present owner. The accommodation briefly comprises of entrance hall, lounge, kitchen/diner, three bedrooms and bathroom. Outside the property is enclosed within a brick boundary wall, offering private seating area with parking for two vehicles and an outhouse.



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### SERVICES

All mains services available.

Gas fired central heating.

The property has a water meter.

**TENURE** - Freehold.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

### LOCAL AUTHORITY

Newark and Sherwood District Council.

### VIEWINGS

By prior appointment through Alasdair Morrison and Mundys.





## NOTE

The property further benefits from having new double glazed windows and rendering eight years ago and the roof was overhauled in December 2024.



## LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities.

One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping.

Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities.

Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.



## ACCOMMODATION

The front entrance door with double glazed panel inset leads to the entrance hall.

## ENTRANCE HALL

With staircase off to the first floor landing.

## LOUNGE

17' 7" x 15' 11" (5.36m x 4.85m) A light, airy and spacious room with two double glazed windows to the front elevation, double glazed window to side elevation, double glazed French doors to the side seating area, electric log effect fire, radiator and wall lights.





## KITCHEN/DINER

16' 0" x 9' 1" (4.88m x 2.77m) Fitted with an ample range of wall, base units and drawers with work surfaces over, splash-back tiling, work surface lighting, stainless steel single drainer sink unit, double glazed window to front elevation, Baumatic five ring Range with extractor hood over, integral fridge freezer and dishwasher, radiator, under stairs storage cupboard and opaque double glazed window to the rear elevation.



## FIRST FLOOR LANDING

15' 4" x 5' 9" (4.67m x 1.75m) With picture window to bedroom 3, radiator and double glazed window to rear elevation.

## MASTER BEDROOM

16' 4" x 8' 8" (4.98m x 2.64m) With double glazed window to front elevation and radiator.

## BEDROOM 2

13' 0" x 8' 8" (3.96m x 2.64m) With double glazed window to front elevation, access to loft and radiator.

## BEDROOM 3

12' 1" x 8' 4" (3.68m x 2.54m) With two double glazed windows to front elevation, access to loft, space for work station and chair and radiator.



## FAMILY BATHROOM

7' 3" x 5' 1" (2.21m x 1.55m) With suite to comprise of shower bath with side screen and drench head and hand held shower over, vanity wash hand basin and low level WC, heated towel rail, splash-back tiled surround and double glazed opaque window to side elevation.



## OUTSIDE

From Easthorpe a block paved shared driveway leads to wrought iron roller gates which gives access to the enclosed front garden.



The front garden is totally enclosed within a brick and fence border and the gravelled driveway provides off road parking for two/three vehicles.



There is also two outside coach lights, flower/shrub raised sleeper borders, outside tap and power points. There is side gated flagstone seating area with side lights and bin storage area.

## OUTHOUSE

9' 10" x 7' 3" (maximum) (3m x 2.21m) With plumbing for a washing machine, space for a tumble dryer, light, power and housing the Worcester gas fired central heating boiler.

### WEBSITE

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

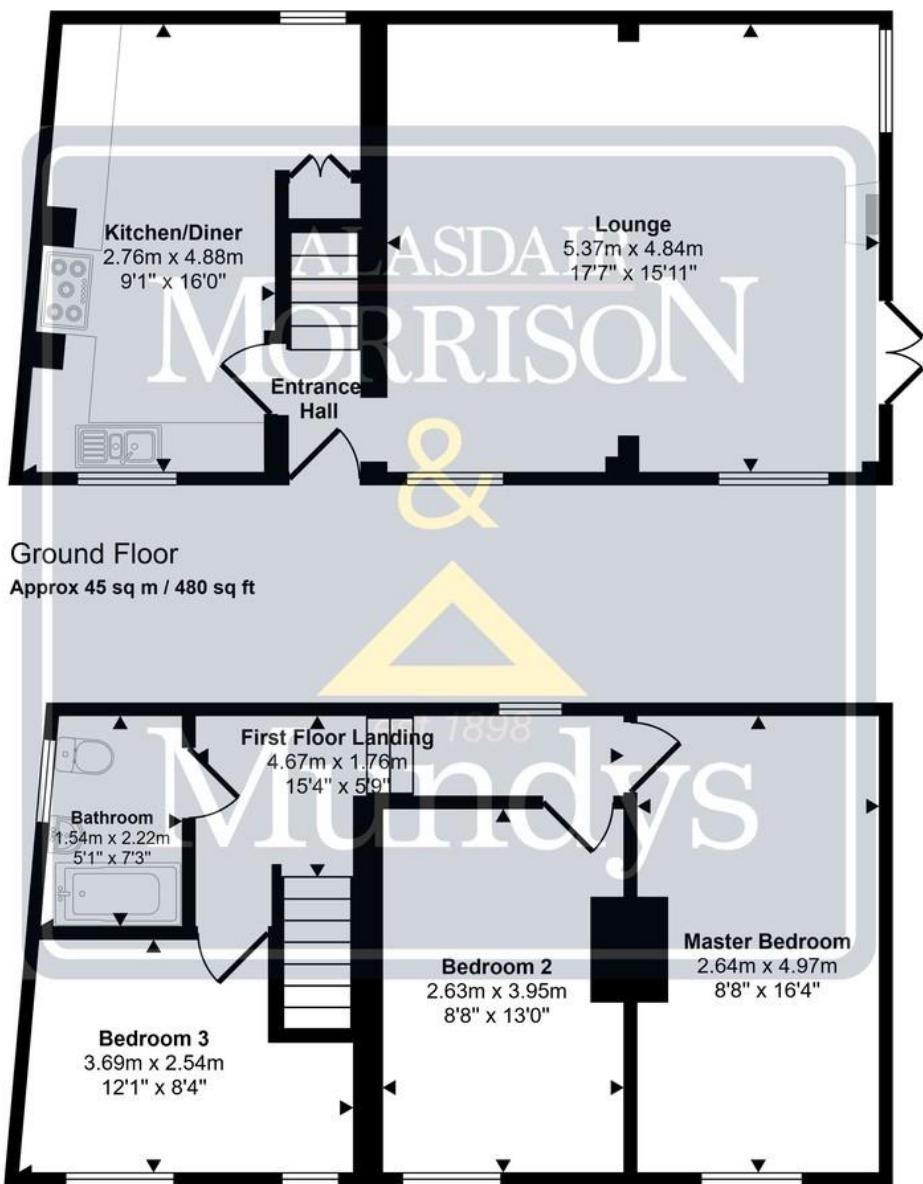
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Approx Gross Internal Area  
90 sq m / 968 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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