



**Butt Hill, Whitwell Worksop S80 4RP**

**welcome to**

**Butt Hill, Whitwell Worksop**

A beautifully presented character cottage on sought-after Butt Hill in Whitwell, offering a blend of charm and modern comfort. Features include spacious living areas, a garden room and attractive landscaped gardens, all set close to village amenities, transport links and countryside walks.



## **Butt Hill, Whitwell Entrance Porch**

Accessed via the side facing entrance door, the porch provides a welcoming entry into the property with access to the main entrance hall and the downstairs WC.

## **Entrance Hall**

Leading from the porch, the spacious entrance hall features stairs rising to the first floor, a central heating radiator, and access to the storage cupboard along with all ground floor accommodation.

## **Cloakroom**

Fitted with a WC, wash hand basin and a front facing double glazed window.

## **Lounge**

A spacious and characterful living room featuring exposed ceiling beams and a fireplace housing a multi-fuel burner, with dual-aspect windows to the front and rear providing plenty of natural light.

## **Kitchen**

A charming farmhouse style kitchen fitted with cream cabinetry and wooden worktops incorporating a stainless steel sink. The room offers space for a freestanding cooker, tiled flooring, a central heating radiator, and a front facing double glazed window, and is open through to the dining room.

## **Dining Room**

Open from the kitchen, the dining area features a central heating radiator, a log burner, and a rear facing double glazed window.

## **Conservatory/ Garden Room**

A bright and airy space featuring a glass roof and full-height windows, allowing plenty of natural light. The room includes an exposed brick feature, tiled flooring, and offers an ideal spot for relaxing while enjoying views over the garden.

## **Landing**

Spacious landing area with a front facing double

glazed window.

## **Bedroom One**

Double bedroom with front and side facing double glazed windows and a central heating radiator.

## **Bedroom Two**

Double bedroom with rear and side facing double glazed window and a central heating radiator.

## **Bathroom**

Fitted with a three piece suite comprising a bath, WC and wash hand basin, with a front facing double glazed window.

## **Exterior**

Front: A wrought-iron gate leads into a neatly maintained front garden with established hedging, and a paved pathway to the entrance. The property also benefits from an attached garage and mature planting that enhances privacy

Rear: A beautifully maintained and mature garden featuring well-kept lawns, established planting and a variety of shrubs and trees. The garden offers multiple seating areas, including a paved patio adjoining the garden room, and enjoys a private, attractive outlook with neatly arranged borders and landscaped pathways.

## **Agents Notes:**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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welcome to

Awaiting Photograph

## Butt Hill, Whitwell Worksop

- Charming and beautifully presented cottage on sought-after Butt Hill
- Spacious lounge with exposed beams and multi-fuel burner
- Farmhouse-style kitchen open to the dining room with log burner
- Bright garden room overlooking the landscaped rear garden
- Excellent transport links including Whitwell train station and access to the M1

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WKS115655 - 0002

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william h brown



**01909 500505**



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire,  
S80 1JA



**williamhbrown.co.uk**