



**The Hollies, Main Street, Bathley,
Newark, NG23 6DG**



Book a Viewing!

£695,000

An excellent Grade II Listed Detached Period Home situated within this pleasant small rural village, which is located approximately 4 miles from Newark. Outside the property is approached via a private gated entrance leading to an extensive gravelled driveway and Detached Double Garage. There are excellent well maintained and extensive mature gardens with additional courtyard areas to the front, side and rear of the property. The property maintains many original features and has been updated and renovated to a high standard by the current owners. The well presented and extensive living accommodation briefly comprises of Main Entrance Hall, Living Room, Sitting Room, Dining Room, fitted Dining Kitchen with walk-in Pantry, Utility Room, Downstairs WC and a First Floor Landing leading to four spacious Bedrooms, excellent Family Bathroom/Wet Room and an separate WC. There are stairs leading to the Second Floor providing an additional Bedroom/Study and Shower Room. There is also access to the extensive Loft Space providing further potential for additional accommodation (STPP). The property further benefits from pleasant open views. Viewing is highly recommended to appreciate this excellent period home located within this pleasant village.





SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Bathley is a charming rural hamlet approximately 4 miles from Newark, offering a peaceful countryside setting with open views. Surrounded by scenic farmland, it provides a tranquil lifestyle while remaining conveniently located for access to local amenities, schools and transport links in nearby Newark. The Hollies is situated in the heart of the village. There is a village pub and primary school within the nearby village of North Muskham. Residents benefit from easy connections via the A1 road and rail services to Nottingham and London. Ideal for those seeking a quieter pace of life without sacrificing accessibility, Bathley blends rural charm with everyday convenience.



ACCOMMODATION

RECEPTION HALL

With main entrance door, stone tiled flooring, feature radiator and stairs to the first floor.

KITCHEN BREAKFAST ROOM

16' 0" into recess x 14' 1" (4.9m x 4.3m) Fitted with a range of bespoke kitchen units, corner unit, Belfast sink, central island with drawers and cupboards below, integral fridge freezer and pull out larder cupboard, feature radiator, integral washing machine, granite work surfaces, stone tiled floor, Range Master cooker and extractor hood, further display units, inset spotlights, window to the front elevation, feature beams to ceiling and double glazed side entrance door.



PANTRY

14' 6" x 7' 3" (4.44m x 2.22m) With fitted shelving, light and power and two windows.

UTILITY ROOM

10' 9" x 6' 2" (3.3m x 1.9m) With fitted base cupboards, sink and drainer, feature beams and window to the rear elevation.

REAR ENTRANCE

6' 6" x 5' 2" (2m x 1.6m)

WC

5' 2" x 4' 11" (1.6m x 1.5m) With WC, wash hand basin and vanity cupboard below, radiator, part tiled surround and window to the rear elevation.



LIVING ROOM

16' 0" x 15' 1" (4.9m x 4.6m) With window to the front elevation, feature brick fireplace and wood burner, wood flooring and original feature beams to the ceiling.

DINING ROOM

16' 4" x 11' 9" (5m x 3.6m) With window to the side elevation, fitted cupboards, radiator and feature beams to ceiling.

SITTING ROOM

13' 1" into recess x 13' 1" (4m x 4m) With sash window to the front elevation, feature beams to ceiling, wooden flooring and feature open fireplace.

BEDROOM

20' 0" x 10' 2" (6.1m x 3.1m) With sliding window and window to the side elevation and two radiators.

BEDROOM

18' 0" maximum x 13' 5" maximum, reducing to 1.8m (5.5m x 4.1m) With window to the rear elevation, radiator, feature exposed beams, built-in double cupboard and walk-in storage area.

BEDROOM

16' 4" x 11' 9" into recess (5m x 3.6m) With window to the side elevation, radiator and feature exposed beams and fitted cupboards.





BEDROOM

14' 1" x 13' 9" into recess (4.3m x 4.2m) With window to the front elevation and radiator.

BATHROOM

12' 9" x 9' 10" into recess (3.9m x 3m) With feature focal bath and freestanding tap and shower attachment, feature walk-in shower area with large rainfall shower head, Burlington wash hand basin with vanity cupboard below, inset spotlights, extractor fan, part tiled surround and window to the rear elevation.

WC

12' 5" x 3' 3" (3.8m x 1m) With Burlington wash hand basin and WC, feature radiator, exposed beams and window to the rear elevation.



SECOND FLOOR LANDING

With radiator, exposed beams, inset spotlights and access to the large loft space.

BEDROOM/STUDY

12' 1" x 8' 10" reduced head height (3.7m x 2.7m) With window to the side elevation and radiator.

SHOWER ROOM

8' 2" x 4' 11" reduced head height (2.5m x 1.5m) With suite to comprise of walk-in shower cubicle, WC and wash hand basin, tiled flooring and part tiled surround, wash hand basin with vanity cupboard below, feature towel radiator, skylight and feature exposed beams.

LOFT

26' 2" x 13' 1" reduced head height (8m x 4m) Currently being used for storage but could potentially provide additional accommodation subject to the necessary permissions.



OUTSIDE

The property is situated in this excellent position within this pleasant village location, there is a private gated access leading to the extensive gravelled driveway providing off road parking and hardstanding for numerous vehicles and access to the detached double garage. There are extensive and well maintained landscaped mature gardens predominantly to the front of the property, providing a wide variety of mature shrubs, trees and flowerbeds and borders. There is an extensive shaped lawned, feature pond and seating area. There are additional courtyard areas to the front of the property and also to the side and rear.



DOUBLE GARAGE

17' 0" x 16' 0" (5.2m x 4.9m) With an up-and-over door.

OUTHOUSE

8' 2" x 10' 9" (2.5m x 3.3m)



WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison 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.

Coverings 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.

Mundy's Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundy's Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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.

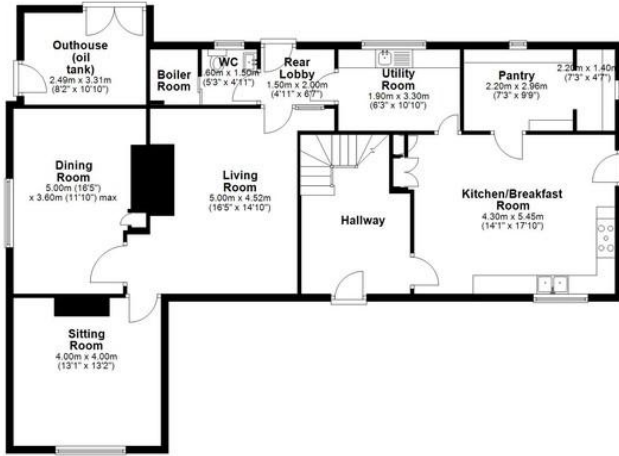
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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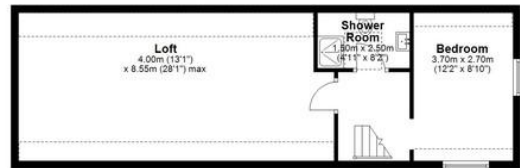
Ground Floor
Approx. 149.8 sq. metres (1612.8 sq. feet)



First Floor
Approx. 109.2 sq. metres (1175.8 sq. feet)



Second Floor
Approx. 52.8 sq. metres (569.2 sq. feet)



Total area: approx. 311.9 sq. metres (3356.8 sq. feet)
For Guidance Purposes Only
Plan produced using PlanIt

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