



High Street, Collingham

Guide Price £575,000 to £585,000



High Street

Collingham, Newark

A truly one-of-a-kind detached cottage, believed to date back to around 1750, this is a home full of charm, warmth and flexibility. Tastefully renovated and adapted for modern family living, it combines the character and atmosphere of a historic cottage with generous, practical and highly usable accommodation.

The heart of the home is the open plan kitchen, dining and family room designed for everyday family life and entertaining. With quartz worktops, a double sink, generous breakfast bar, space for a large dining table and a relaxed seating area by the Heta multi-fuel stove, this is a room where family life naturally gathers. The aluminium bi-folding doors open directly onto the patio and garden, creating an indoor-outdoor feel in the warmer months, while the stove makes the space warm and inviting through the winter. The lounge offers a calm and intimate feel, with a top-of-the-range Clearview multi-fuel stove adding warmth and classic cottage character. The garden room also adds to the lifestyle appeal, providing a peaceful and bright space with French doors opening directly onto the patio and views down the garden. The ground floor offers excellent flexibility beyond the main living spaces. The utility/hobby room is much larger than a typical utility and is currently used for laundry, storage, office space and exercise equipment. Together with the boot room and ground floor WC, this part of the house works brilliantly for busy family life, but also offers potential for home working, home business use or even an annexe-style arrangement, subject to any necessary permissions.

To the first floor, the property continues to feel spacious and practical, with four double bedrooms and a modern family bathroom. The main bedroom has a useful walk-in wardrobe and smart ensuite WC featuring dual sinks, mirrored cabinets with lighting and shaver sockets, and a heated towel rail. The remaining bedrooms are all genuine doubles, offering excellent flexibility. The family bathroom has a luxurious but practical feel, with a freestanding bath, separate double shower, heated towel rail, vanity unit and mirrored cabinet.





Outside, the landscaped garden has been designed as a series of attractive and usable spaces. There is a generous patio area for outdoor dining and entertaining, a gravelled seating area with sofas and gazebo for relaxing, and a landscaped garden with gravel paths, planted borders and a lovely magnolia tree. A further seating area catches the morning sun, while the south-facing openness of the garden means it enjoys sun throughout the day, with the patio, bi-folds and garden room catching the last of the evening light. A greenhouse, shed, log store, rose borders and front gravelled path add both practicality and charm. The large, gravelled driveway provides parking for multiple vehicles and includes an electric charging point. One neighbouring property has a right of access across part of the driveway, serving only that property and not causing practical issue.

The property has also been thoughtfully updated with refitted uPVC doors and windows throughout, aluminium bi-folding doors, fitted blinds, gas central heating and carefully chosen finishes that balance modern convenience with the original charm of the cottage. This is a home with real personality: spacious, flexible, sociable and full of character. For buyers seeking something individual rather than ordinary, a home with warmth rather than blandness, and a village lifestyle with excellent amenities close at hand, this cottage offers a rare and memorable opportunity.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Lounge

13' 4" x 11' 9" (4.06m x 3.58m)

Garden Room

10' 10" x 9' 9" (3.30m x 2.97m)

Open Plan Living/Dining Kitchen Space

34' 9" x 12' 5" (10.59m x 3.79m)

maximum measurements

Utility/Hobby Room

15' 10" x 9' 2" (4.83m x 2.79m)

Boot Room

11' 8" x 5' 8" (3.56m x 1.73m)

maximum measurements

Ground Floor WC

5' 7" x 4' 0" (1.70m x 1.22m)

Bedroom One

13' 6" x 11' 5" (4.12m x 3.48m)

maximum measurements

Ensuite WC

8' 0" x 4' 0" (2.44m x 1.22m)

Bedroom Two

13' 6" x 11' 7" (4.12m x 3.53m)

Bedroom Three

14' 1" x 12' 8" (4.29m x 3.86m)

maximum measurements

Bedroom Four

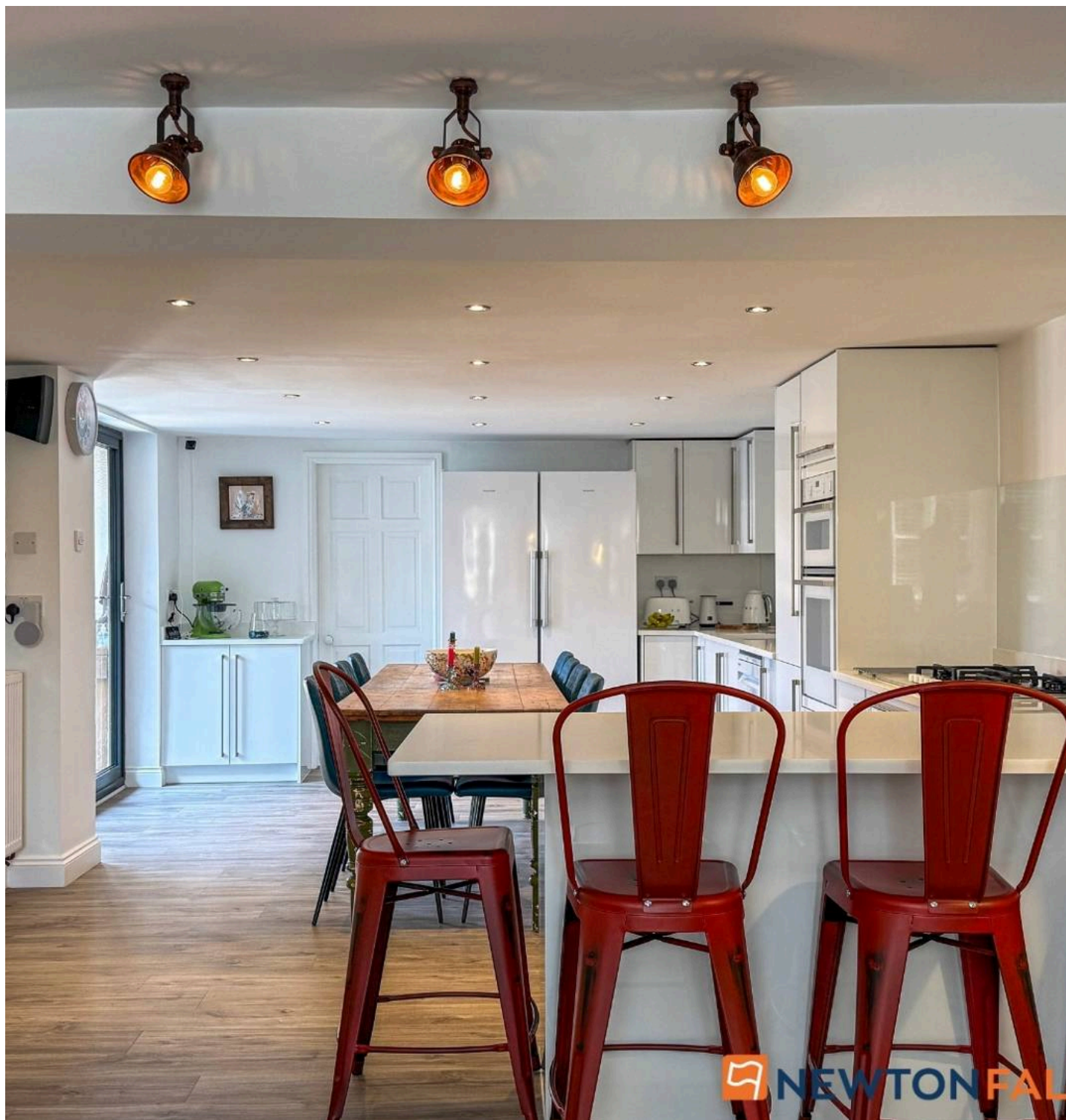
11' 10" x 9' 4" (3.61m x 2.85m)

maximum measurements

Bathroom

9' 0" x 7' 5" (2.74m x 2.26m)

maximum measurements





Collingham

Collingham itself adds enormously to the appeal. The village offers an excellent range of amenities, including shops, butcher, doctors, dentist, opticians, library, hair and beauty salons, regular bus service and train station, with direct links to London or connections to the East Coast Main Line. Lincoln is around 20 minutes away and Nottingham around 40 minutes away. The village also has cricket, tennis, football and bowls clubs, nature reserves, open countryside for walking, a local microbrewery with open days, a community pub, chip shop and a well-regarded primary school. School buses also serve the grammar schools in Sleaford and Grantham, with the property falling within catchment for highly regarded Tuxford Academy.

Agent's Note - Windows

The property has UPVC windows and doors along with Aluminium Bi-Folding doors.

Agent's Note - Access

There is an initial shared driveway which one neighbouring property has right of access over.

Services

Mains gas, electricity, water and drainage are connected.



NEWTON FALLOWE



NEWTON FALLOWE

Square Footage

The square footage for this property is approximately 1,920 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



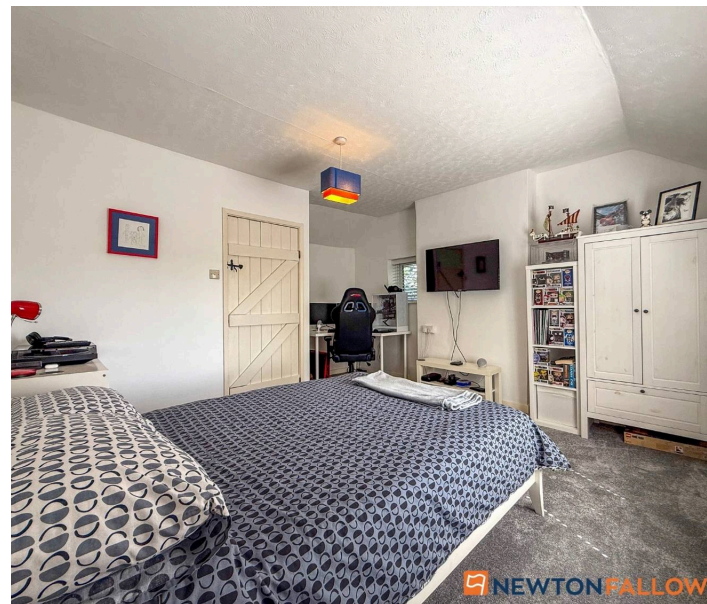


Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell

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