MANOR COTTAGE

181 CAYTHORPE ROAD CAYTHORPE NOTTINGHAMSHIRE NG14 7EB



Land & Estate Agents
Property Consultants

Smith & PARTNERS

The Country Property Specialists
www.smithandpartners.co.uk





MANOR COTTAGE

PLEASE NOTE THAT THIS SALE TO BE CONCLUDED BY SEALED BIDS

Please note that in view of the level of interest generated by the sale the Executors have instructed us to conclude the sale of Manor Cottage by inviting sealed bids which are to be received by the closing date of 12 Noon on Monday 23 November, more detailed guidance on the procedure will be made available from our office before close of business on Wednesday 18 November.

Manor Cottage is a substantial detached cottage standing back from Caythorpe Road in an extensive level garden which is screened from the road by a mature boundary hedge which creates a high degree of privacy, whilst in the opposite direction there is an open aspect across the countryside.

The cottage has been substantially extended from the original traditional country cottage creating a gross internal floor area (circa 2200 sq. feet) which has been planned to create a central entrance hall with an open tread staircase, a fine double section sitting room and an appealing large farmhouse kitchen with adjacent utility room, through which there is access into the double-glazed conservatory with an aspect across open paddock land to the north, logically a comfortable sitting room in the summer months.

In recent times, the internal plan has been redesigned on the first-floor level to create a potentially stunning master bedroom with a connecting dressing room and ensuite bathroom, plus a study - nursery bedroom, a layout which could be replanned to construct a four bedroom – two-bathroom floor plan.

CAYTHORPE

Caythorpe is a highly regarded unspoilt village on the northside of the River Trent, being roughly equidistant from Nottingham and the appealing Minster town of Southwell, with relatively direct access into the larger thriving market town of Newark on Trent.

The village which has a thriving residential community having the benefits of The Black Horse Inn a traditional village 'pub' and The Old Volunteer, a larger Gastro Pub, with a range of local amenities in the neighbouring village of Lowdham and in the Minster town of Southwell.

Newark to the east is a thriving market town offering a wider range of amenities and professional services, alongside extensive sporting facilities and from Newark Northgate, there is a fast direct rail link into London Kings Cross in a scheduled journey time of some 80/85 minutes.

MILEAGES

LOWDHAM	2 miles	SOUTHWELL	8 miles
NOTTINGHAM	11 miles	NEWARK	15 miles
MANSFIELD	20 miles	GRANTHAM	22 miles

Mileages have been sourced from Google Maps

PRICE GUIDE: £500,000









GROUND FLOOR

Central Hall

The main entrance into Manor Cottage is through a traditional front door sheltered by an open sentry box porch. Open tread period oak staircase. Central heating radiator.

Large Sitting Room

8.55m x 4.50m (28'0" x 14'9") *maximum dimensions*

A large room with extensive period beaming and a traditional York-slide window overlooking the garden and second rear aspect. Coal effect fire with oak mantle beaming and Ruabon hearth.

Two central heating radiators. Extensive book-shelving with lower level store cupboards.

Beamed Farmhouse Kitchen 8.60m x 4.00m (28'3" x 13'0")

Extensive durable terracotta flooring with ample space for traditional farmhouse furniture and a recessed wood burning stove set within a handcrafted brick chimney. A separate kitchen recess has a range of inbuilt base units with laminate worksurface areas and a full height unit with integrated De Dietrich main oven - grill oven. NEFF hob with overhead extraction fan John Lewis dishwasher and Beko larder refrigerator.

Utility Room

Useful range of inbuilt store cupboards – high level wall cupboards and Belfast utility sink.

Conservatory

3.85m x 3.80m (12'6" x 12'6")

maximum dimensions

A traditional timber framed double glazed garden room on a substantial brick base having high level opening lights and fitted sun blinds. Central heating radiator and a convector radiator. Worcester gas central heating boiler in enclosed pine housing.

Side Entrance

A secondary entrance area from the kitchen into a screened side garden. Central part glazed secondary access door and two full height store cupboards.







FIRST FLOOR

Upper Landing
A light airy landing with an aspect across the main garden and the surrounding countryside.

Main Bedroom Suite
4.60m x 4.55m (15'0" x 15'0")
A spacious main bedroom having a private aspect across open countryside to the rear.
Coved ceiling and two central heating radiators.
Vertical lift access

Large Dressing Room
4.60m x 3.10m (15'0" x 10'3")
Central heating radiator, Inbuilt wardrobes and chest of drawers - dressing table recess.

En Suite Bathroom
Deep contoured panelled bath, pedestal wash basin, bidet and low-level WC..
Extraction fan. Central heating radiator

Study - Nursery Bedroom Four
3.20m x 2.15m (10'6" x 7'0")
Please note that the main bedroom suite is accessed by a conventional staircase and by a recently installed vertical lift from the ground floor sitting room.

Bedroom Two
3.95m x 2.45m (13'0" x 8'0")
South westerly aspect across garden.
Central heating radiator.

Bedroom Three
3.85m x 3.50m (12'6" x 11'6")
South westerly aspect across garden.
Central heating radiator.

Bathroom
Deep contoured panelled bath with Mira shower attachment, pedestal wash basin and low-level WC.
Central heating radiator. Roof access hatch.



GARDENS

Manor Cottage stands in an extensive level garden area (1460 sq. metres) standing well back from Caythorpe Road facing southwest across the garden which is screened from the road by a high mature boundary hedge giving a good degree of privacy.

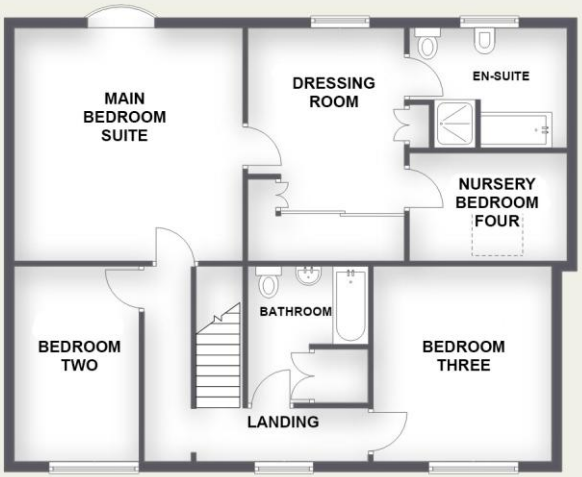
The gardens for simplicity have been managed as an informal area, having a tree lined hard surfaced drive access along the northern boundary perimeter with a day-to-day access through an enclosed garden court screened by mature trees and shrubs. Traditional brick-built garden shed.







GROUND FLOOR



FIRST FLOOR

GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains' services are connected to the property.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

ENVIRONMENTAL CONSIDERATIONS – FLOODING

This Government supplied information informs the flood risk of the land around the property, not the building itself. The risk of flooding is identified as medium for rivers and sea and very low for surface water (yearly chance of flooding).

https://check-long-term-flood-risk.service.gov.uk/postcode

We understand the property has not flooded during the sellers ownership, spanning the past 25 years.

SPECIAL NOTE

It is appreciated that the recently installed lift from the sitting room to the master bedroom is to be removed by the Sellers prior to the completion of the sale.

AVAILABLE BROADBAND

Basic 22 Mbps

AVAILABLE MOBILE COVERAGE

(based on calls indoors)

O2 - √ Vodafone - √

EE - √ Three - √

√ = Good ● = Variable X = Poor

LOCAL AUTHORITY

Council Tax Band F

Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent,
Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

TENURE

We understand the property is freehold and will be offered with vacant procession on completion.

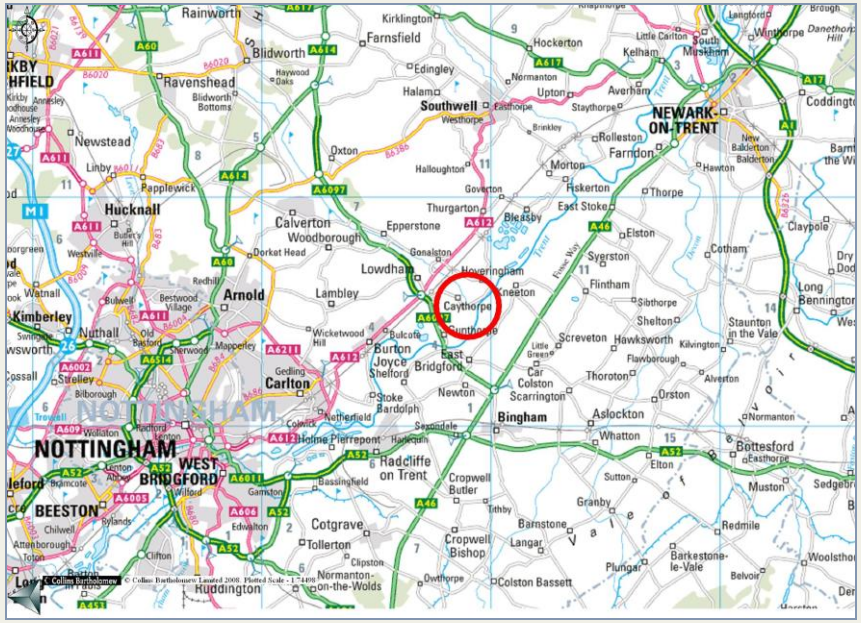
VIEWING ARRANGEMENTS

If you are interested in Manor Cottage and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

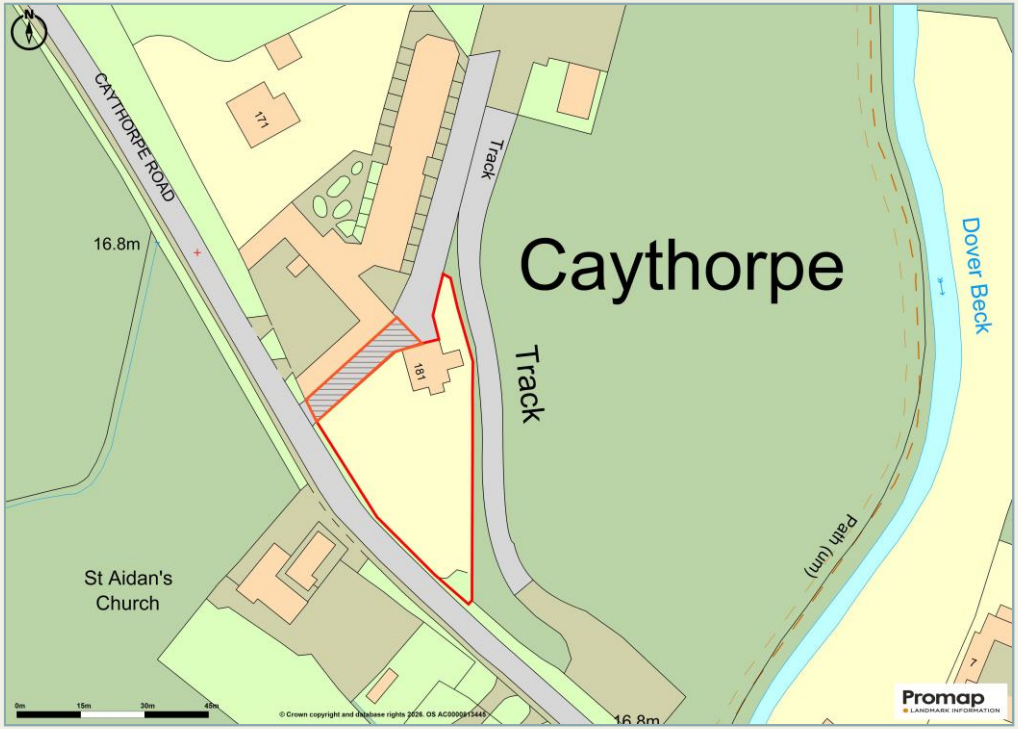


ENERGY PERFORMANCE CERTIFICATE RATING - D

A copy of the EPC can be viewed at
https://www.epcregister.com/searchReport.html
Ref No: 2032-3967-0200-9716-8204

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

The Property Ombudsman

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