



Ferry Lane, Cottage, Main Street, North Muskham

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# Ferry Lane, Cottage, Main Street, North Muskham

Guide Price £400,000 - £425,000

- INDIVIDUAL DETACHED COTTAGE
- WONDERFUL VILLAGE LOCATION
- HIGHLY ADAPTABLE LAYOUT
- TWO RECEPTION ROOMS, SUN ROOM & STUDY
- LARGE 28 METRE DRIVEWAY & ATTACHED GARAGE
- FOUR BEDROOMS WITH FITTED WARDROBES
- EASE OF ACCESS ONTO A1, A46 & TOWN CENTRE
- GF BATHROOM & FIRST FLOOR SHOWER ROOM
- BEAUTIFUL SOUTH FACING 0.18 OF AN ACRE PLOT
- SUPERB CONDITION! Tenure: Freehold. EPC 'D'

Guide Price: £400,000-£425,000. A CHARMING CHARACTER COTTAGE!

This beautifully unique, PICTURE BOOK PERFECT, stand-alone, detached home is a thing of BEAUTY! Standing proud in the centre of the picturesque village of North Muskham. Conveniently positioned for ease of access onto the A1, A46 and to Newark Town Centre. This attractive Individual residence dates back to the 1830's, formerly two laborers cottages, with a gorgeous mix of both traditional and contemporary features, oozing an instantaneous homely vibe, that will truly impress upon internal viewing.

Ferry Lane Cottage retains a strong-degree of kerb appeal. Standing proud on an enviable non-estate 0.18 of an acre private plot. Every room throughout this property is bursting with character, making you instantly fall in love! This is further enhanced by a substantial and versatile layout, spanning almost 2,000 square/ft. The delightfully attractive accommodation comprises: Entrance porch, inviting reception hall, sitting room, generous DUAL-ASPECT living room, with two bow-windows and a dual-sided log burner. Useful store room, study, SUPERB OPEN-PLAN DINING KITCHEN with integrated appliances and a central island. a SPACIOUS sun room, overlooking the SOUTH-FACING garden. A large utility room and a modern four-piece ground floor bathroom with under-floor heating.

The first floor enjoys FOUR WELL-PROPORTIONED BEDROOMS. All boasting extensive fitted wardrobes and a stylish shower room with under-floor heating.

Externally, the wonderfully established garden is a true delight. Perfect for anyone green-fingered. Ensuring a high-degree of privacy, with various secluded seating areas. A large 28 metre driveway boasts AMPLE-OFF STREET PARKING, via a five-bar gate, leading to the attached garage and external store.

Further benefits of this captivating, charming and quirky home include uPVC double glazing, oil fired central heating and leased solar panels.

Place this BLISSFULLY BEAUTIFUL HOME at the TOP OF YOUR LIST!



**RECEPTION PORCH:** 7'2 x 3'8 (2.18m x 1.12m)  
 Accessed via a secure uPVC front entrance door. Providing tiled flooring. Wood-effect panelled ceiling and a painted uPVC double glazed window to the side elevation. A painted hardwood internal door gives access to the inner entrance hall.

**ENTRANCE HALL:** 8'5 x 7'7 (2.57m x 2.31m)  
 A generous reception space, providing carpeted flooring, exposed decorative beamed ceiling, a wall light fitting, smoke alarm, single panel radiator, Internet/telephone connectivity point, an internal door with carpeted stairs, rises to the first floor. Painted uPVC double glazed window to the front elevation. Open access through to the inner hallway and study area.

**SITTING ROOM:** 9'2 x 7'7 (2.79m x 2.31m)  
 With complementary wood-effect laminate flooring. Exposed decorative beamed ceiling with light fitting, a large double panel radiator, low-level under stairs storage cupboard, obscure uPVC double glazed window to the front elevation. Open access through to the kitchen, store room, study and utility room. uPVC double glazed French doors open into the generous living room.

**DUAL-ASPECT LIVING ROOM:** 24'1 x 11'7 (7.34m x 3.53m)  
 A very generous reception room. Providing an exposed and original beamed ceiling. Continuation of the lovely wood-effect laminate flooring. Two large double panel radiators, six wall light fittings, TV point, various double sockets and exposed feature fireplace. Housing provision for a freestanding electric fire with oak mantle above. Smoke alarm, an additional exposed dual-sided log burner, shared into the dining kitchen, with a raised tiled hearth and oak mantle above. Painted uPVC double glazed window to the side elevation, and two uPVC double glazed bow-windows to the rear elevation.

**INNER HALLWAY:** 11'7 x 2'8 (3.53m x 0.81m)  
 With continuation of the dark wood-effect laminate flooring and exposed decorative ceiling beams, ceiling light fitting, smoke alarm, wall mounted 'HIVE' central heating thermostat. Access into the study, store room, utility room and dining kitchen.

**CONTEMPORARY DINING KITCHEN:** 15'9 x 12'4 (4.80m x 3.76m)  
 Of stylish modern design. The extensive kitchen provides a vast range of complementary grey shaker-style wall and base units with white subway-style wall tiling, splash-backs and marble-effect, laminate roll-top work-surfaces over. Fitted larder cupboard. Inset 1.5 bowl white ceramic sink with chrome mixer tap and drainer. Integrated dishwasher. Integrated 'NEFF' electric double oven and separate four ring induction hob with ceiling mounted extractor hood above.  
 A central island provides additional base and drawer units. Complementary stone tiled flooring. Recessed ceiling spotlights, a large double panel radiator. Attractive dual sided log burner with raised tiled hearth, shared with the living room. Sufficient space for a large dining table. Painted uPVC double glazed window to the side and rear elevation. A clear double glazed rear external door, gives access into the spacious sun room.

**LARGE SUN ROOM:** 15'4 x 14'8 (4.67m x 4.47m)  
 A generous multi-purpose reception space. Of partial brick and uPVC construction with a pitched polycarbonate roof and suspended uPVC cladded ceiling with recessed spotlights. Complementary ceramic tiled flooring with under-floor heating and wall mounted control panel. A large double panel radiator, telephone point uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out onto an extensive paved seating area, within the garden. uPVC double glazed side external door, gives access to the additional paved seating area and onto the extensive driveway.





**MODERN SHOWER ROOM:** 8'8 x 4'4 (2.64m x 1.32m)

Of excellent contemporary design. Providing tiled flooring with under-floor heating. A double fitted shower cubicle with electric shower facility and floor to ceiling white wall tiled splash-backs. A low-level W.C with integrated push-button flush and pedestal wash hand basin with chrome taps. Complementary floor to ceiling wall tiling. Chrome heated towel rail, pull-cord wall light, useful over stairs storage cupboard with shelving. Recessed ceiling spotlights, extractor fan, and an obscure painted uPVC double glazed window to the front elevation.

**INTEGRATED (EXTERNAL) STORE:** 3'6 x 3'6 (1.07m x 1.07m)

Utilised as a log store. Providing sufficient external storage.

**ATTACHED GARAGE:** 18'8 x 8'4 (5.69m x 2.54m)

Accessed via secure external wooden double doors. Providing power, lighting and over-head eaves storage space. uPVC double glazed window to the side elevation.

**EXTERNALLY:**

The property stands proud in the heart of the village. The gable end and front entrance, is accessed from Main Street. Via a secure timber personal access gate. Hosting a well-maintained gravelled garden, with a variety of mature hedges and shrubs. There is access to the front entrance door, with external wall light. There is a walled front and side boundary. The extensive 28 metre tarmac driveway is accessed from Ferry Lane, via a secure double five-bar gate. Boasting substantial off-street parking, with partially gravelled and planted borders. Leading down to the attached garage, with external security light. The side aspect of the garage provides access to the rear, which retains the oil tank. The cottage stands on an enviable 0.18 of an acre private plot. Predominantly laid to lawn with a delightful range of established bushes, shrubs and trees, including a mature Willow and acer tree. A mature wildlife pond. There is a wonderful vegetable plot at the bottom of the garden with hard standing/provision for a garden shed. There is an extensive paved patio accessed via the uPVC French doors and in the sun room and an additional paved seating area to the side of the sun room, with external light, outside tap and access to the integral log store. This is also accessed via a personnel access door in the sun room. A secure timber side access gate leads to the front of the property to the entrance porch. There are high-level fenced and mature hedged boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil fired central heating, via a 'HIVE' system and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**STORE ROOM:** 5'10 x 5'8 (1.78m x 1.73m)

With tiled flooring. Extensive storage space. A wall light fitting, inset shelving, wall mounted alarm control panel, electricity meter and access to the 'Grant' oil-fired boiler. Provision for clothes hanging facilities.

**STUDY:** 5'10 x 5'7 (1.78m x 1.70m)

With wood-effect laminate flooring, exposed ceiling beams, two wall light fittings and a single panel radiator.

**UTILITY ROOM:** 11'9 x 8'9 (3.58m x 2.67m)

A generous multi-purpose space. Providing tiled flooring. A range of fitted base units with partial laminate roll-top work-surfaces over and additional flat edge. Marble effect work-surface. Inset stainless steel sink with chrome taps and drainer. Under-counter plumbing/provision for a washing machine. Single panel radiator. Recessed ceiling spotlights. Access into the ground floor bathroom. Max measurements provided. Length reduces to 6'9 ft. (2.06m).

**GROUND FLOOR BATHROOM:** 13'4 x 9'6 (4.06m x 2.90m)

Of attractive contemporary design. Providing ceramic tiled flooring with under-floor heating. A tile panelled bath with chrome taps and electric shower facility. A low-level W.C with integrated push-button flush. Pedestal wash hand-basin with chrome taps. Bidet with chrome mixer tap. Complementary medium height white wall tiling. Double panel radiator, electric heated towel rail, pull-cord wall light fitting, recessed ceiling spotlights, extractor fan, two obscure painted uPVC double glazed windows to the rear elevation. Max measurements provided.

**FIRST FLOOR LANDING:** 15'10 x 3'3 (4.83m x 0.99m)

With carpeted flooring, partial open spindle balustrade. Recessed ceiling Spotlights, loft hatch access point, wall mounted underfloor heating thermostat for the bathroom. A large fitted storage cupboard with shelving and clothes hanging facilities. Access into the shower room and all four well-appointed bedrooms. Max measurements provided.

**MASTER BEDROOM:** 11'8 x 10'3 (3.56m x 3.12m)

A well-appointed DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, two wall light fittings, a low-level double panel radiator, two sets of extensive fitted wardrobes with overhead cupboards above. Painted uPVC double glazed window to the rear elevation. Overlooking the delightful and established garden. Max measurements provided up to extensive fitted wardrobes.

**BEDROOM TWO:** 11'9 x 9'6 (3.58m x 2.90m)

A generous DOUBLE bedroom. Providing carpeted flooring, ceiling light fitting, two pull-cord wall light fittings, a low-level double panel radiator, and stylish extensive fitted wardrobes with sliding doors and partial inset glass mirrors. Painted uPVC double glazed window to the rear elevation. Overlooking the delightful garden. Max measurements provided up to extensive fitted wardrobes.

**BEDROOM THREE:** 11'5 x 8'7 (3.48m x 2.62m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator, a double fitted wardrobe with overhead cupboard above and generous rear bay with window seat and a painted, uPVC double glazed window to the rear elevation, providing a sufficient fire escape and tranquil outlook over the garden.

**BEDROOM FOUR:** 8'9 x 7'7 (2.67m x 2.31m)

A well-proportioned bedroom. Providing carpeted flooring, a ceiling light fitting, low-level double panel radiator, over-stairs storage cupboard. A large fitted wardrobe with shelving and clothes hanging facilities. Three fitted high-level wall units and a painted uPVC double glazed window to the front elevation.



**Solar Panels:**  
The rear roof aspect occupies 12 solar panels. Installed in November 2011 on a 25 year lease, with no maintenance costs to the vendors. Owned by E.ON. Generating free solar electricity to the property. The lease transfers to the new owners when the property is sold. For further details, please speak to the agent.

**Approximate Size: 1,900 Square Ft.**  
Measurements are approximate and for guidance only. This includes the attached garage.



Tenure: Freehold. Sold with vacant possession.

Local Authority:  
Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'D' (66)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: North Muskham

North Muskham is a highly desirable village located approximately 5 miles from the popular market town of Newark-On-Trent, which boasts a wide array of amenities, including the fast track rail service from Newark North Gate Station to London Kings Cross station in approximately 70 minutes. The village has ease of access onto the A1 and A46 leading to Lincoln, Grantham and Nottingham. The village provides an excellent primary school, village hall, church and Riverside public house with restaurant.

Viewing Arrangements:

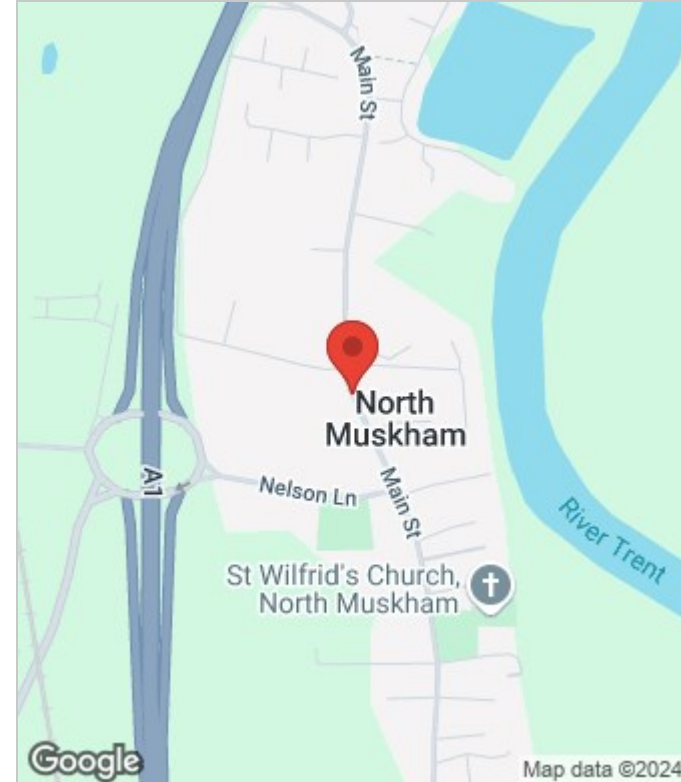
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC