



Woodhill Farmhouse, Woodhill Road, Collingham

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 OLIVER REILLY







# Woodhill Farmhouse, Woodhill Road, Collingham, Newark

- MAGNIFICENT DETACHED CHARACTER HOME
- CAPTIVATING VILLAGE POSITION WITH AMENITIES
- GF W.C & LARGE UTILITY ROOM
- WONDERFUL 0.22 OF AN ACRE PRIVATE PLOT
- BEAUTIFUL INTERNAL FEATURES. Gas CH & uPVC Double Glazing
- FOUR EXCELLENT DOUBLE BEDROOMS
- VERSATILE LAYOUT: FOUR RECEPTION ROOMS
- GENEROUS FIRST FLOOR BATHROOM & EN-SUITE
- INTEGRAL DOUBLE GARAGE, GATED DRIVEWAY & CARPORT
- ONE OF A KIND! & NO CHAIN! Tenure: Freehold EPC: 'E'

Guide Price: £550,000 - £575,000. A CAPTIVATING ONE-OF-A-KIND CHARACTER-FILLED CRACKER! Woodhill Farmhouse really is the PERFECT FIND! Standing proud on a popular residential road, within the IMMENSELY DESIRABLE and EXTREMELY WELL-SERVED village of Collingham. Hosting a wonderful array of amenities, schooling options and transport links. Including ease of access to Lincoln and Newark-on-Trent. Oozing an abundance of originality and exposed period features, this gorgeous and attractive individual home is believed to date back over 300 years. Brimming with charm, a lasting heritage and an instantaneous warmth of a much-loved family residence. The former farmhouse boasts an expansive and superbly versatile layout, spanning in excess of 2,600 square/ft. Comprising: Entrance porch, a welcoming reception hall, ground floor W.C, spacious breakfast kitchen with a range of integrated appliances and a pantry. A large utility room, sizeable beamed lounge, wonderful garden room with Velux roof-lights ,an oval-shaped sitting room and separate dining room. The first floor landing leads to an inner hallway into the DUAL-ASPECT master bedroom with en-suite bathroom. There are THREE FURTHER DOUBLE BEDROOMS. A study area and a four-piece family bathroom.

Externally, the property occupies a magnificent 0.22 of an acre private plot. The front aspect is greeted with double gates opening onto a driveway with carport. Parking is also available in front of the integral DOUBLE GARAGE. Providing power, lighting and scope to be utilised into additional living space. Subject to relevant approvals. The substantial rear garden is highly-private and beautifully established with further development potential. Subject to planning approval.

Further benefits of this splendid, enchanting and substantial home include uPVC double glazing, an alarm system and gas fired central heating.

UNLOCK THE DOOR... To the home of your dreams. Bursting with potential and personality! Marketed with \*\*NO CHAIN!\*

Guide Price £550,000



**ENTRANCE PORCH:** 4'3 x 3'4 (1.30m x 1.02m)  
Accessed via solid hardwood double doors. Providing exposed tiled flooring and access into the inner reception hall, via a painted obscure hardwood external door.

**RECEPTION HALL:** 16'7 x 15'5 (5.05m x 4.70m)  
A highly inviting entrance space. Providing original parquet flooring. Exposed ceiling beams, a ceiling light fitting, two single panel radiators, telephone connectivity point, wall-mounted alarm control panel, carpeted stairs with handrail, rising to the first floor and a low-level under-stairs storage cupboard. Two painted uPVC double glazed windows to the front elevation. Access into the living room, dining room, breakfast kitchen and ground floor W.C. Max measurements provided.

**GROUND FLOOR W.C:** 7'5 x 3'4 (2.26m x 1.02m)  
Of attractive design. Providing carpeted flooring, a low-level W.C with levered flush, pedestal wash hand basin with chrome taps and partial wall tile splash backs. Single panel radiator, ceiling light fitting and an obscure painted uPVC double glazed window to the front elevation.

**SPACIOUS BREAKFAST KITCHEN:** 16'1 x 12'10 (4.90m x 3.91m)  
Very generously proportioned. With tile-effect vinyl flooring. The well maintained and complementary fitted kitchen has a vast range of wall and base units with work-surfaces over, partial white wall tiled splash-backs. Inset 1.5 bowl sink with mixer tap and drainer. Integrated medium height electric oven, separate four ring 'BOSCH' ceramic hob. Integrated fridge freezer and dishwasher. Sufficient space for a large dining table and chairs. Single panel radiator, timber ceiling cladding, with two light fittings. Painted uPVC double glazed window to the side elevation. Hardwood single glazed window to the rear elevation and a painted hardwood external stable door leads into the utility room. Access into the pantry.

**PANTRY:** 5'1 x 3'5 (1.55m x 1.04m)  
With continuation of the tile-effect vinyl flooring. Providing extensive shelving, a ceiling light fitting, and obscure uPVC double glazed window to the side elevation.

**UTILITY ROOM:** 12'7 x 7'8 (3.84m x 2.34m)  
An extensive functional space. Providing tiled flooring. A range of fitted wall and base units with laminate roll-top work-surfaces over, partial patterned wall tiled splash backs. Fitted larder cupboard. Inset stainless steel sink with chrome mixer tap and double drainer. Under-counter plumbing/provision for a washing machine and tumble dryer. Access to the under counter 'IDEAL' boiler. Wall-mounted central heating/hot water control panel. Provision for a freestanding fridge/freezer. Single panel radiator, pull-cord extractor fan. Access to the electrical consumer unit. uPVC double glazed window to the rear elevation, overlooking the garden. Large double glazed Velux roof light to the rear roof elevation. A clear uPVC double glazed side external door gives access into the garden.

**BEAMED LIVING ROOM:** 20'1 x 14'6 (6.12m x 4.42m)  
A lovely and substantial reception room. Providing carpeted flooring, exposed ceiling beams and two wall light fittings. Two double panel radiators, TV connectivity point and exposed stone fireplace with provision for a freestanding electric fire with a raised tiled hearth and solid oak mantle above. Painted uPVC double glazed window to the front elevation. Aluminium double glazed sliding doors lead into the delightful garden room.

**DINING ROOM:** 11'10 x 12'1 (3.61m x 3.68m)  
A spacious reception room. Providing carpeted flooring, exposed ceiling beams and light fitting, double panel radiator and sufficient space for a large dining table. Open access through to the secondary sitting room.







**SITTING ROOM:** 14'3 x 11'11 (4.34m x 3.63m)  
A lovely extension of the property. Providing carpeted flooring, two single panel radiators, two wall light fittings and recessed ceiling lights. Large double glazed Velux roof lights to the side/rear roof elevation. four uPVC double glazed windows to the rear elevation. uPVC double glazed French doors open out into the substantial garden. Internal hardwood double doors open into the lovely garden room.

**GARDEN ROOM:** 17'4 x 7'9 (5.28m x 2.36m)  
A wonderfully tranquil escape, bringing the outside..inside! With an eye-catching view over the private garden. Providing tiled flooring, a double panel radiator, two wall light fittings, two recessed ceiling light fittings, a uPVC double glazed window to the side and rear elevation. A large double glazed Velux roof light. uPVC double glazed sliding doors open out into the garden.

**FIRST FLOOR LANDING:** 5'9 x 5'1 (1.75m x 1.55m)  
An expansive space. Providing carpeted flooring, a ceiling, light fitting, smoke alarm, loft hatch access point and a wall light fitting. Large uPVC double glazed window to the rear elevation. Access into three of the four bedrooms, the family bathroom and inner landing/study area. Open-access through to the inner hallway.

**INNER HALLWAY:** 12'1 x 3'9 (3.68m x 1.14m)  
With carpeted flooring. Providing access to the fourth bedroom and master bedroom.

**MASTER BEDROOM:** 14'4 x 13'7 (4.37m x 4.14m)  
A generous DUAL-ASPECT double bedroom. Providing carpeted flooring, a large single panel radiator, ceiling light fitting, loft hatch access point, a uPVC double glazed window to the side and rear elevation. Access into the en-suite bathroom

**EN-SUITE BATHROOM:** 14'4 x 6'5 (4.37m x 1.96m)  
Generously proportioned. Providing carpeted flooring. A low-level W.C with levered flush and integrated low-level vanity cupboards behind with tiled work surfaces over and partial wall tiling behind. Panelled bath with chrome taps and medium height wall tiling. Pedestal wash hand basin with chrome taps and further medium height wall tiling. Exposed ceiling trusses, two wall light fittings, separate pull-cord light fitting, single panel radiator and a low-level obscure uPVC double glazed window to the front elevation.

**STUDY AREA:** 14'10 x 7'3 (4.52m x 2.21m)  
Open-access through from the landing. A multi-purpose space. Providing continuation of the carpeted flooring. A single panel radiator, ceiling light fitting, exposed ceiling trusses, painted low-level uPVC double glazed window to the front elevation. Access into the second bedroom.

**BEDROOM TWO:** 20'1 x 13'0 (6.12m x 3.96m)  
An expensive triple aspect DOUBLE bedroom. Providing carpeted flooring, two large single panel radiators, a ceiling light fitting, large fitted airing cupboard. Housing the hot water cylinder. Exposed ceiling trusses, painted uPVC double glazed window to the front, side and rear elevations. Max measurements provided.

**BEDROOM THREE:** 11'10 x 9'9 (3.61m x 2.97m)  
A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, large, single panel radiator, and expansive pine floor to ceiling wardrobes. uPVC double glazed window to the rear elevation, enjoying a lovely outlook over the private garden. Max measurements provided up to extensive fitted wardrobes.

**BEDROOM FOUR:** 12'1 x 7'9 (3.68m x 2.36m )  
A final DOUBLE bedroom. Providing carpeted flooring, a single panel radiator, ceiling light fitting, and a uPVC double glazed window to the rear elevation. Overlooking the garden.

**FAMILY BATHROOM:** 15'3 x 7'3 (4.65m x 2.21m)  
A Sizeable space. Providing carpeted flooring and a complementary four-piece suite, comprising. Wooden panelled bath with chrome taps and floor to ceiling wall tiling. Large walk-in shower cubicle with mains shower facility and floor to ceiling wall tiling. Low-level W.C with levered flush and pedestal wash hand basin with chrome mixer tap. Double panel radiator, single panel radiator, exposed ceiling, trusses, ceiling, light fitting, shaver point and a low level of obscure uPVC double glazed window to the front elevation.

**INTEGRAL DOUBLE GARAGE:** 20'4 x 14'6 (6.20m x 4.42m)  
Accessed via solid hardwood bi-folding garage doors. Providing power and lighting with various ceiling strip lights. Two obscure uPVC double glazed windows to the side elevation and an obscure uPVC double glazed window to the rear elevation. Providing excellent scope to be utilised into additional living accommodation. If required. Subject to relevant approvals. An obscure glass panelled hardwood rear personnel door leads into the garden.

**ATTACHED CARPORT:**  
Accessed via secure wooden double gates, from Woodhill Road. Leading onto a concrete driveway, with a plastic roofed carport above, wall mounted security light and partial established planted borders/fencing. A wrought-iron personnel access gate leads into the garden.

**EXTERNALLY:**  
The Property stands on an enviable, substantial private plot, captivated by the idyllic village setting. The front aspect provides a high-degree of kerb appeal with exposed external shutters. Accessed to the front entrance porch, via a paved pathway, with side-by-side external lights. Access to the concealed gas meter. The front garden is laid to lawn, with a range of established well-tended bushes. Off-street parking is available in front of the integral double garage. Secure right sided double gates open onto the driveway and carport.  
A right sided wrought-iron personnel access gate opens onto a paved pathway with established planted borders and a side external security light, leading into the rear garden. Which is of a superb size. Predominantly laid to lawn. Surrounded by vast array of established bushes, shrubs and trees, including an established apple tree., captivating the private setting. There is hard-standing for a summer house. Provision for a garden shed and greenhouse. An external security light, outside tap, fully fenced side and rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and majority 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.





**Approximate Size: 2,680 Square Ft.**  
Measurements are approximate and for guidance only. This includes the attached garage, which could be utilised into additional living space. If required. Subject to relevant approvals.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'F'**

**EPC: Energy Performance Rating: 'E'**  
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: Collingham

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

Viewing Arrangements:

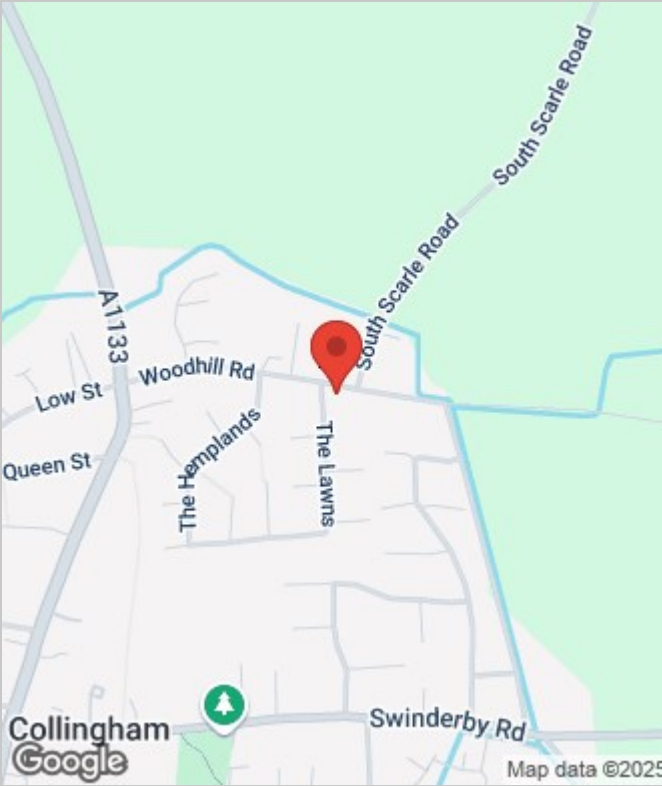
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 