



Penquit House, Woodhill Road, Collingham, Newark

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 OLIVER REILLY







# Penquit House, Woodhill Road, Collingham, Newark

Guide Price £350,000 - £375,000

- WONDERFUL DETACHED COTTAGE
- LOVELY RESIDENTIAL LOCATION
- GENEROUS LOUNGE & DINING ROOM
- BLOCK PAVED DRIVEWAY, CARPORT & LARGE GARAGE
- DESIRABLE VILLAGE. FILLED WITH AMENITIES!
- THREE DOUBLE BEDROOMS
- CONTEMPORARY BREAKFAST KITCHEN
- GF UTILITY/ SHOWER ROOM & FIRST FLOOR BATHROOM
- BEAUTIFUL LANDSCAPED GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £350,000-£375,000. STANDING OUR FROM THE CROWD...!  
 Feast your eyes on this gorgeous detached character-filled cottage, STANDING PROUD in the enviable and extremely well-served village of Collingham. Hosting a vast array of amenities and excellent transport links, including ease of access to Lincoln and Newark.  
 'Penquit House' is a perfect example of a bright, beautiful and bespoke home. Packed full with a range of original period features, combined with attractive contemporary design, creating a PICTURE-PERFECT family home occupying a wonderful 0.10 of an acre plot.  
 The delightful, versatile and deceptively spacious internal layout comprises: Entrance porch, a lovely lounge OPEN-PLAN to a dining room, stylish breakfast kitchen, large inner-hallway and a MODERN GROUND FLOOR SHOWER ROOM/utility. The first floor landing is beaming with natural light, occupying THREE DOUBLE BEDROOMS and an eye-catching CONTEMPORARY FAMILY BATHROOM.  
 Externally, the property is enhanced by its BEAUTIFULLY LANDSCAPED GARDEN. Retaining a high-degree of privacy, with a wonderful block paved seating/ entertainment space, GATED DRIVEWAY with access down to a large open carport, with EV CHARGING POINT and into an ATTACHED GARAGE. Providing power, lighting and scope to be utilised into additional living space. Subject to relevant approvals.  
 Further benefits of this marvellous individual residence include uPVC double glazing and gas fired central heating, via a modern combination boiler.  
 This truly is a HOME TO BE PROUD OF!!... Showcasing excellent quality combined with great internal and external potential. This characterful and enchanting home simply MUST BE VIEWED in order to be fully appreciation..!



**ENTRANCE PORCH:** 4'5 x 3'6 (1.35m x 1.07m)  
 Of brick built construction with a pitched pantile roof. Accessed via a hardwood external door with a uPVC double glazed window to the front elevation. Exposed tiled flooring. Access into the open plan lounge/dining room via a paned hardwood internal door.

**LOUNGE:** 12'8 x 12'3 (3.86m x 3.73m)  
 A lovely reception room, providing carpeted flooring, a ceiling light fitting, large double panel radiator, TV connectivity point and exposed brick fireplace with a raised block paved hearth and provision for an inset freestanding fire. Complementary original fitted cupboards. Carpeted stairs with side-by-side handrail rise to the first floor. Access into the rear hallway. Open-access through to the dining room.

**DINING ROOM:** 12'5 x 10'9 (3.78m x 3.28m)  
 An equally delightful reception space. Providing exposed quarry tiled flooring, a ceiling light fitting, single panel radiator, fitted drawer units with display cabinet above and an additional fitted storage cupboard. uPVC double glazed window to the front elevation. Access into the complementary modern breakfast kitchen.

**BREAKFAST KITCHEN:** 15'3 x 9'6 (4.65m x 2.90m)  
 Of eye-catching modern design. Providing ceramic tiled flooring. The extensive kitchen houses a range of fitted wall, drawer and base units with flat edge work surfaces over and up-stands. Inset 1.5 bowl sink with mixer tap and drainer. Integrated fridge freezer, dishwasher, electric oven with four ring ceramic hob over and black stainless steel extractor hood above. Fitted breakfast bar. Access to the exposed gas fired boiler. Complimentary decorative ceiling beams, two ceiling light fittings. uPVC double glaze window to the side elevation and two uPVC double glazed windows to the front elevation. Access through to the separate dining room. Max measurements provided.

**INNER HALL:** 19'10 x 7'10 (6.05m x 2.39m )  
 Providing ceramic tiled flooring, two ceiling light fittings, a radiator and a hardwood stable door, leading out to the carport and the garden. The hallway provides a fitted airing cupboard housing the hot water cylinder. Two hardwood windows to the rear elevation. Access into the breakfast kitchen, lounge/dining room, ground floor shower room/ utility and a large walk-in storage cupboard with window to the side elevation.

**GROUND FLOOR SHOWER ROOM/ UTILITY:** 7'9 x 6'10 (2.36m x 2.08m)  
 With ceramic tiled flooring. Providing a low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap and complementary medium height wall tiling behind. fitted shower cubicle with mains shower facility and floor to ceiling ceramic wall tiling. fitted wood-effect flat work surface with under counter plumbing/provision for a washing machine/tumble dryer and partial wall tiled splash backs behind. Ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

**FIRST FLOOR LANDING:** 21'6 x 4'10 (6.55m x 1.47m)  
 With carpeted flooring, a ceiling light fitting, single panel radiator, exposed feature brickwork and high-level overhead storage cupboard. Walk-in wardrobe with carpeted flooring, a ceiling light fitting, single panel radiator and extensive shelving. The landing has three hardwood windows to the rear elevation.

**MASTER BEDROOM:** 15'4 x 11'7 (4.67m x 3.53m )  
 A generous DUAL-ASPECT DOUBLE bedroom providing exposed wooden floorboards, two double panel radiators, a ceiling light fitting, telephone connectivity point, two uPVC double glazed windows to the front elevation and a uPVC double glazed window to the side elevation, overlooking the beautiful garden. Max measurements provided.







**BEDROOM TWO:**

A well-proportioned DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, double panel radiator, extensive fitted wardrobes, loft hatch access point, decorative cast-iron feature fireplace with inset hearth, uPVC double glazed window to the front elevation and a useful over-stairs storage cupboard with uPVC double glaze window to the front elevation.

12'9 x 11'7 (3.89m x 3.53m)

**BEDROOM THREE:**

An additional DOUBLE bedroom, providing carpeted flooring, a double panel radiator, ceiling light fitting and a decorative exposed cast-iron feature fireplace with inset hearth. uPVC double glazed window to the front elevation.

12'9 x 11'7 (3.89m x 3.53m)

**FIRST FLOOR BATHROOM:**

Of attractive contemporary design. Providing ceramic tiled flooring, a tile panelled bath with chrome mixer tap, handheld overhead shower facility and additional mains shower with high-level ceramic wall tiling. Wall mounted clear glass shower screen, low-level W.C with push-button flush and medium height Wall tiled splash backs. Oval ceramic wash hand basin with high rise chrome mixer tap. Inset to a exposed floating wooden work surface, with provision for an illuminated vanity mirror above. Double panel radiator, shaver point, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

7'10 x 7'0 (2.39m x 2.13m)

**ATTACHED GARAGE:**

Accessed via hardwood double doors. Providing power, lighting and great scope to be utilised into additional living space, if required. Subject to relevant approvals.

16'4 x 11'7 (4.98m x 3.53m)

**ATTACHED CARPORT:**

With a pitched pantile roof. Providing exposed trusses, a ceiling strip light, EV car charging point, access to the rear external door and into the attached garage.

14'5 x 12'6 (4.39m x 3.81m)

**EXTERNALLY:**

The cottage occupies a wonderful 0.10 of an acre plot. The front aspect is accessed via a wooden entrance gate onto an extensive block paved multi-car driveway, with a personal access gate to the side. The block paved pathway leads to the front porch/ entrance door with external wall light. The front garden is well-established and provides a range of complementary bushes, shrubs, a Silver Birch tree and a holly hedged front boundary. The extensive block paving leads round to the rear of the house, to a large open-carport with an EV CAR CHARGING POINT and access into an ATTACHED GARAGE. The generous and BEAUTIFULLY LANDSCAPED side garden is predominantly laid to lawn with a vast range of complementary planted borders range, a of Silver Birch trees and a block paved seating area. There is a hedged front boundary, fenced side boundary and a part walled/ hedged rear boundary, ensuring a high-degree of privacy, all year round.

**Services:**

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

**Approximate Size: 1,680 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached garage.

**Tenure: Freehold.**

Sold with vacant possession on completion.



**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'D' (61)**

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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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

