



Brickyard Cottage, Bathley Lane, Norwell, Newark

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OLIVER REILLY







# Brickyard Cottage, Bathley Lane, Norwell, Newark

- INDIVIDUAL THREE STOREY COTTAGE
- CAPTIVATING 1.25 ACRE PLOT WITH STABLES & Paddock
- LARGE DINING KITCHEN & UTILITY ROOM
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- BEAUTIFUL & TRANQUIL LANDSCAPED GARDEN
- FIVE WELL-PROPORTIONED BEDROOMS
- PERFECT FOR EQUESTRIAN PURPOSES
- TWO RECEPTION ROOMS & CONSERVATORY
- SUBSTANTIAL PRIVATE DRIVEWAY FOR SIX VEHICLES
- PANORAMIC COUNTRYSIDE VIEWS! Tenure: Freehold. EPC 'tbc'

Guide Price: £575,000-£595,000. AN EQUESTRIAN ESCAPE TO THE COUNTRY...!  
This charming, charismatic and EYE-CATCHING country cottage truly STANDS OUT FROM THE CROWD.

Boasting a high-degree of kerb appeal, combined with PANORAMIC OPEN VIEWS, a 1.25 acre private plot and a substantial internal layout, spanning almost 2,000 square/ft of accommodation.  
Promising MORE THAN MEETS THE EYE..! The bright and airy internal layout comprises: Inviting entrance porch, a generous dining kitchen, OPEN-PLAN to a lovely sitting room, separate utility room, inner hall, modern ground floor wet room, generous DUAL-ASPECT LOUNGE with a log burner and double doors leading into a delightful conservatory. Welcoming an unspoiled outlook, all year round.

The first floor landing hosts THREE DOUBLE BEDROOMS, all with complementary BESPOKE FITTED SHUTTERS and a contemporary family bathroom.  
The second floor provides TWO FURTHER BEDROOMS. Showcasing the excellent versatility available over all three floors.

Externally, the RELENTLESS TRANQUILITY becomes apparent from the moment you wander down the beautifully landscaped formal garden, with an extensive paved seating area. The garden leads down to an EXTENSIVE PRIVATE DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING for up to six vehicles.

There is an adjoining field behind the garden, with a stable block and tack room. Providing power, lighting and water.  
Further benefits of this wonderfully unique residence include double glazing throughout and oil fired central heating.

This is an EXCEPTIONAL OPPORTUNITY to acquire a captivating and characterful home, full of space and flexibility. Emphasized by the rolling countryside and excellent equestrian facilities. Internal viewings are ESSENTIAL..! In order to fully appreciate this marvellous home.

# Guide Price £575,000 - £595,000



ENTRANCE PORCH:	6'10 x 5'8 (2.08m x 1.73m)
SPACIOUS DINING KITCHEN: Max measurements provided.	14'2 x 12'4 (4.32m x 3.76m)
SITTING ROOM:	14'2 x 12'7 (4.32m x 3.84m)
UTILITY ROOM:	8'1 x 7'11 (2.46m x 2.41m)
INNER HALL:	7'5 x 6'6 (2.26m x 1.98m)
GROUND FLOOR WET ROOM:	5'9 x 5'8 (1.75m x 1.73m)
GENEROUS LIVING ROOM: A large DUAL-ASPECT reception room. Providing oak engineered flooring and an eye-catching log burner. French doors open into the conservatory.	18'1 x 11'9 (5.51m x 3.58m)
LOVELY CONSERVATORY: Of part brick and uPVC construction with a pitched glass roof, complementary tiled flooring, large double panel radiator, uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out onto a delightful paved seating area.	12'5 x 11'8 (3.78m x 3.56m)
STORAGE PORCH:	6'4 x 6'4 (1.93m x 1.93m)
FIRST FLOOR LANDING: With staircase rising to the second floor. Access into the bathroom and all three DOUBLE bedrooms. Max measurements provided.	9'7 x 5'9 (2.92m x 1.75m)
MASTER BEDROOM: A superb DUAL-ASPECT DOUBLE BEDROOM, with bespoke fitted shutters and idyllic outlook over the countryside.	18'1 x 11'9 (5.51m x 3.58m)
BEDROOM TWO: A further DOUBLE bedroom, with fitted under-stairs storage cupboard and bespoke fitted shutters, ensuring a lovely outlook over the countryside. Max measurements provided.	14'11 x 12'6 (4.55m x 3.81m)
BEDROOM THREE: A well-appointed DOUBLE bedroom with EXTENSIVE FITTED WARDROBES and bespoke fitted shutters. Rural outlook to the front aspect. Max measurements provided up to fitted wardrobes.	14'6 x 9'9 (4.42m x 2.97m)
FAMILY BATHROOM: With free-standing roll-top bath. Oval ceramic sink with high-rise chrome mixer tap. Inset to a fitted vanity storage cupboard. Low-level W.C and bespoke fitted shutters to the rear elevation.	9'9 x 8'10 (2.97m x 2.69m)
SECOND FLOOR LANDING:	
BEDROOM FOUR:	15'4 x 8'8 (4.67m x 2.64m)
BEDROOM FIVE:	9'5 x 9'4 (2.87m x 2.84m)







#### STABLE ONE:

13'7 x 11'5 (4.14m x 3.48m)

#### STABLE TWO:

11'5 x 7'10 (3.48m x 2.39m)

#### STABLE THREE:

Max measurements provided.

19'4 x 11'4 (5.89m x 3.45m)

#### TACK ROOM:

7'0 x 6'11 (2.13m x 2.11m)

#### EXTERNALLY:

The property occupies a wonderful plot, with captivating panoramic views of the open countryside. The elevated front aspect has a block paved pathway leading to the front entrance door. The front garden is laid to lawn with established bushes and a lovely outlook over open-fields. The beautiful and established formal rear garden hosts a large paved patio, ensuring a lovely secluded seating/ entertainment area, with access into an integral external store. The garden is raised and predominantly laid to lawn, with beautifully established planted borders and a gravelled pathway leading to the private driveway. A five-bar rear gate opens to the pony paddock.

#### EXTENSIVE DRIVEWAY:

Located behind the property via a shared gravelled driveway. There is AMPLE OFF-STREET PARKING for a variety of vehicles and a five-bar gate opening into the garden, which in turn leads to the field behind.

#### Rear Paddock:

Approximately 3/4 of an acre. Laid to lawn and perfect for horses/ ponies. Providing a detached timber stable block, fully fenced side and rear boundaries. PLEASE NOTE: If the land to the rear is NOT required, it can be excluded from the sale and sold separately. Subject to a price being agreed. Please speak to the agent for further details.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides oil fired central heating and 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: 1,960 Square Ft.

Measurements are approximate and for guidance only. The approximate square footage of the stable block is 470 square ft.

#### Tenure: Freehold.

Sold with vacant possession on completion.

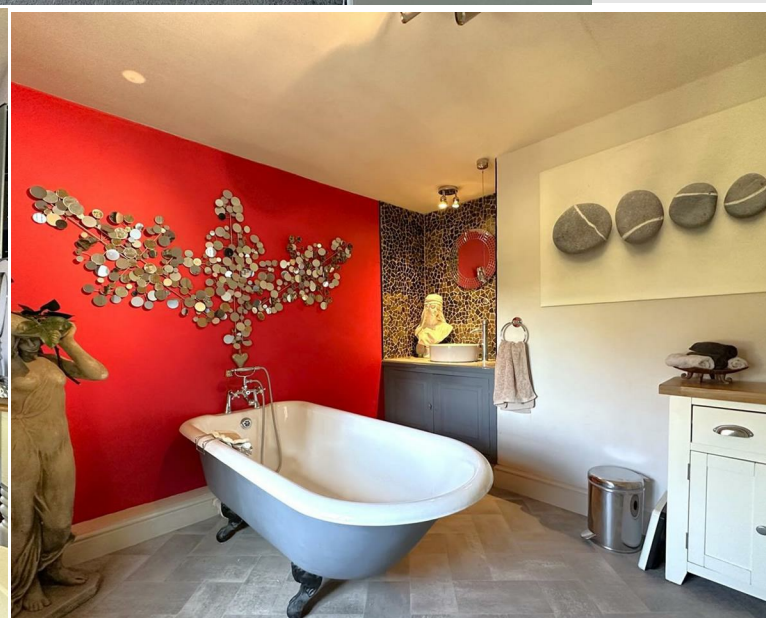
#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'E'

#### EPC: Energy Performance Rating: 'bbc'- On Order

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: Norwell

Norwell is a charming rural village. Situated approximately 9 miles away from the historic market Town of Newark-on-Trent, which provides a vas array of excellent local amenities, including TWO train stations. One of which has a DIRECT LINK TO LONDON KINGS CROSS STATION. The village promotes ease of access onto the A1 and benefits from amenities including 'The Plough' public house, a popular Primary School and 'St Laurence' Parish Church.

Viewing Arrangements:

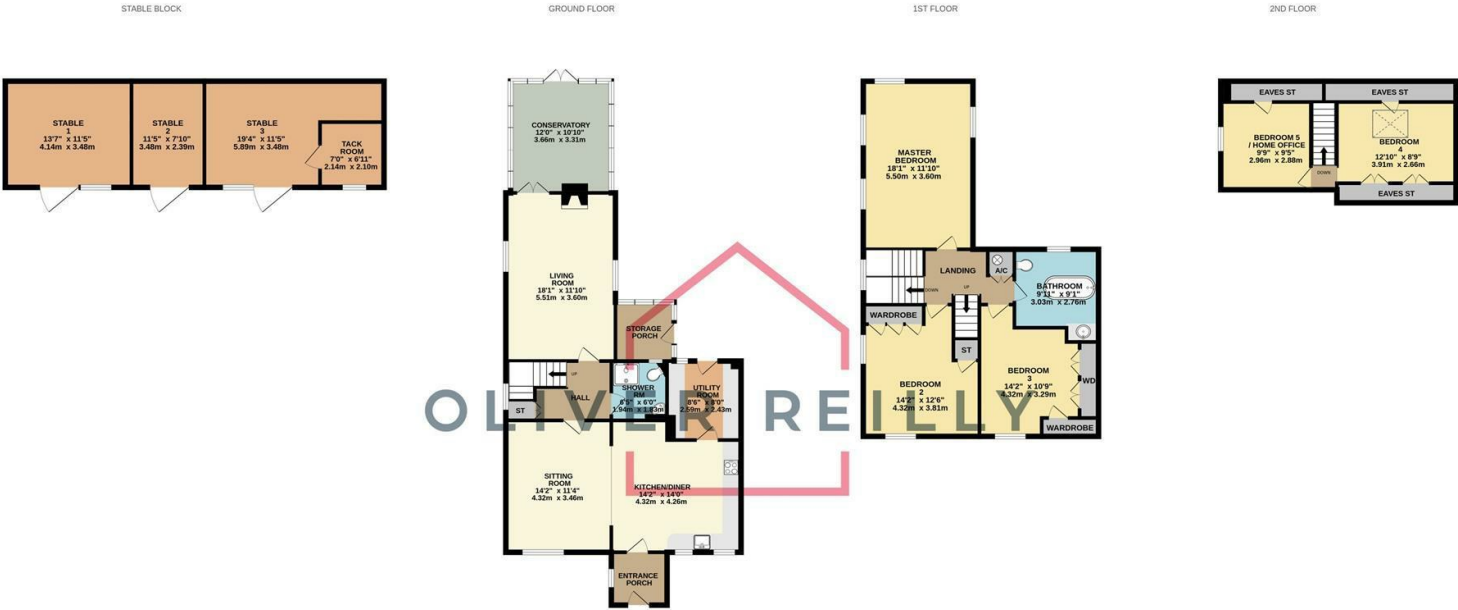
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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