



Jasmine Cottage, High Street, Collingham, Newark

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OLIVER REILLY 



Jasmine Cottage, High Street, Collingham, Newark

- WONDERFUL 18TH CENTURY DETACHED COTTAGE
- EXCELLENT VILLAGE- FILLED WITH AMENITIES!
- MAGNIFICENT 34FT OPEN-PLAN LIVING/DINING KITCHEN
- EXTENSIVE GRAVELLED DRIVEWAY & CHARMING SOUTH-EAST FACING GARDEN
- IMPECCABLE PRESENTATION! A MUST VIEW HOME!
- FOUR DOUBLE BEDROOMS
- THREE LOVELY RECEPTION ROOMS
- GROUND FLOOR W.C. FOUR-PIECE BATHROOM & LUXURIOUS EN-SUITE
- WONDERFUL ARRAY OF FEATURES & TWO LOG BURNERS!
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

TIMELESS CHARM & LUXURIOUS LIVING!

A truly magnificent example of a BEAUTIFULLY BESPOKE detached family home, Jasmine Cottage dates back to the 18th century & retains an abundance of attractive original features, thoughtfully combined with tasteful modern improvements to create A HOME OF PURE DISTINCTION!

This eye-catching cottage occupies a sought-after village location, surrounded by a wealth of amenities & enjoys excellent access to both Newark & Lincoln.

DO NOT BE DECIEVED... by its charming exterior! This exceptional home offers considerably MORE THAN MEETS THE EYE! Extending to approximately 1,800 sq ft. Hosting a PRACTICAL & VERSATILE layout, perfectly suited to modern family living!

The welcoming entrance hall leads to a ground-floor W.C and highly versatile utility/ dedicated home office.

Undoubtedly the heart of the home is the OUTSTANDING 34 FT OPEN-PLAN LIVING/DINING KITCHEN. Designed for everyday family life & entertaining. Featuring impressive Quartz work surfaces, a large breakfast bar, walk-in pantry & log burner, while ALUMINIUM BI-FOLD DOORS open seamlessly onto a secluded paved seating area, creating a wonderful connection between the interior & exterior.

A delightful beamed lounge provides an original 1750s fireplace & additional log burner. A separate sitting room further enhances the property's flexible accommodation.

To the first floor are FOUR EXCELLENT DOUBLE BEDROOMS! Three of which benefit from DUAL-ASPECT windows. The impressive master bedroom features a walk-in wardrobe & LUXURIOUS EN-SUITE. A FABULOUS FOUR-PIECE FAMILY BATHROOM serves the remaining bedrooms.

Externally, A SUBSTANTIAL GRAVELLED DRIVEWAY provides ample parking, while the thoughtfully landscaped SOUTH-EAST FACING REAR GARDEN offers a bright & attractive landscaped space, complemented by a variety of secluded seating areas.

This is a truly exceptional find, combining period charm, impressive proportions & a beautiful finish! All available with NO ONWARD CHAIN!!!!

Offers in excess of £495,000



ENTRANCE HALL: 12'4 x 5'7 (3.76m x 1.70m)
Max measurements provided.

GROUND FLOOR W.C: 5'7 x 4'1 (1.70m x 1.24m)

MULTI-PURPOSE STUDY/ UTILITY: 15'9 x 9'2 (4.80m x 2.79m)
Converted from the original garage in 202, to create a great multi-purpose space, filled with potential.

SUPERB OPEN-PLAN LIVING/DINING KITCHEN: 34'8 x 12'7 (10.57m x 3.84m)

BEAMED LOUNGE WITH LOG BURNER: 13'5 x 11'8 (4.09m x 3.56m)
A delightful reception room with an original 1750's exposed brick fireplace with inset 'CLEARVIEW' log burner. Installed in 2017.

DELIGHTFUL SITTING ROOM: 10'9 x 9'8 (3.28m x 2.95m)

LARGE STORE ROOM: 8'1 x 2'9 (2.46m x 0.84m)

FIRST FLOOR LANDING: 23'2 x 7'3 (7.06m x 2.21m)
Max measurements provided.

DUAL-ASPECT MASTER BEDROOM: 13'5 x 11'5 (4.09m x 3.48m)

WALK-IN-WARDROBE: 4'9 x 4'6 (1.45m x 1.37m)

LUXURIOUS EN-SUITE: 7'10 x 4'6 (2.39m x 1.37m)

DUAL-ASPECT BEDROOM TWO: 13'6 x 11'6 (4.11m x 3.51m)

DUAL-ASPECT BEDROOM THREE: 14'1 x 12'7 (4.29m x 3.84m)
Max measurements provided. Length reduces to 10'8 ft. (3.25m).

BEDROOM FOUR: 11'9 x 9'4 (3.58m x 2.84m)

MODERN FOUR-PIECE FAMILY BATHROOM: 9'1 x 7'5 (2.77m x 2.26m)





EXTERNALLY:

This tremendous and highly individual detached character-filled home enjoys a captivating position within a highly sought-after, well-served and easily connected village.

The property benefits from dropped-kerb vehicular access onto a substantial (shared) gravelled driveway, providing ample parking for a wide range of vehicles, an EV charging point and log store. The well-tended front aspect features steps leading down to a gravelled frontage and the attractive front entrance door, which is sheltered beneath a pitched tiled roof storm canopy. The beautifully maintained front garden is complemented by raised planted borders and an attractive low-level wall defining the front and side boundaries, creating a welcoming approach to the property.

A secure wooden pedestrian gate from the driveway opens into the charming, mature and thoughtfully landscaped rear garden, which has been cleverly designed to provide a variety of private seating areas and distinct zones for relaxation and entertaining. A low-level pedestrian gate provides access onto a formal lawn, framed by steel-edged borders and an abundance of complementary plants/shrubs. To the bottom of the garden is a further private gravelled seating area, creating a peaceful and secluded spot to enjoy the surroundings.

A substantial paved seating terrace is directly accessible from the 34ft open-plan living, dining and family kitchen via the aluminium bi-fold doors, with additional access from the sitting room through uPVC double glazed French doors. The terrace is ideally positioned for outdoor dining and entertaining, further benefitting from an external tap & lighting. The garden further provides access to a useful detached timber potting shed, together with a large garden shed, while fully fenced side and rear boundaries help create a particularly private and secure setting.

Approximate Size: 1,870 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler (recently serviced) installed in the last 8 years, with 'HIVE' system. There is uPVC double glazing throughout, all replaced in 2021. A replacement roof in 2017 and new fibre glass roof to the sitting room in 2021.

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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'D' (63)

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, 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.

GROUND FLOOR



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 an 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.

1ST FLOOR OLIVER REILLY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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