

Vernon Cottage, High Street, Collingham, Newark

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OLIVER REILLY



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Guide Price £350,000 - £375,000

- INDIVIDUAL DETACHED COTTAGE
- DESIRABLE & WELL SERVED VILLAGE LOCATION
- SPACIOUS OPEN-PLAN BREAKFAST KITCHEN
- GREAT POTENTIAL TO EXTEND (STPP)
- FULL OF CHARACTER & SCOPE TO MAKE YOUR OWN!
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- MULTI-VEHICLE DRIVEWAY & WELL-APPOINTED REAR GARDEN
- TWO STOREY DETACHED OUTBUILDING WITH GREAT POTENTIAL
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £350,000 - £375,000. TIMELESS CHARM, ENDLESS POTENTIAL!

Welcome to Vernon Cottage, a charming & deceptively spacious period home, bursting with CHARACTER & VERSATILITY. Boasting an abundance of original features, generous living accommodation & rare opportunity to create something special!

Situated in a highly regarded & well-served village the cottage enjoys convenient access to an excellent range of amenities, with superb transport links to Newark, Lincoln & beyond.

Stepping inside, the entrance hall leads to a characterful lounge, complete with original fireplace & attractive parquet flooring. The spacious open-plan breakfast kitchen provides a fantastic hub for everyday life, flowing seamlessly into an IMPRESSIVE SITTING/ DINING ROOM where a log burner helps creates a warm atmosphere.

The first floor offers FOUR BEDROOMS & A STYLISH BATHROOM. Thoughtfully designed to complement the cottage's traditional character. The master bedroom benefits from a dressing room & storage area, presenting options for the creation of an en-suite/ enhanced bedroom. Potential awaits above, with access from the fourth bedroom up to a substantial attic space, offering scope for imaginative use/conversion, subject to approvals.

Externally, Vernon Cottage occupies a generous plot, approached via a gravelled driveway providing parking for multiple vehicles. A particularly appealing feature is the detached two-storey brick outbuilding, which, although requiring refurbishment, offers tremendous potential for an annexe space, subject to permissions.

The delightful & private garden provides a wonderful outdoor retreat, featuring several secluded seating areas & space for the whole family! There are exciting OPPORTUNITIES FOR AN EXTENSION! Previous planning permission has lapsed, but has inspiration for future plans, subject to consent.

Available with NO CHAIN! This is a great opportunity to acquire a home filled with PERSONALITY, PERIOD CHARM & ENDLESS POSSIBILITIES!







ENTRANCE HALL: 5'3 x 3'4 (1.60m x 1.02m)
Max measurements provided.

LOUNGE WITH PARQUET FLOORING: 12'7 x 11'7 (3.84m x 3.53m)

SPACIOUS BREAKFAST KITCHEN: 16'4 x 13'2 (4.98m x 4.01m)
Max measurements provided.

SPACIOUS SITTING/DINING ROOM: 22'4 x 11'10 (6.81m x 3.61m)

FIRST FLOOR LANDING: 21'2 x 3'1 (6.45m x 0.94m)
Max measurements provided.

MASTER BEDROOM: 11'8 x 11'8 (3.56m x 3.56m)

STORE ROOM: 6'2 x 5'4 (1.88m x 1.63m)

DRESSING ROOM: 5'7 x 5'5 (1.70m x 1.65m)

BEDROOM TWO: 12'7 x 11'6 (3.84m x 3.51m)

BEDROOM THREE: 8'6 x 8'5 (2.59m x 2.57m)

BEDROOM FOUR: 8'7 x 7'5 (2.62m x 2.26m)

CONTEMPORATY BATHROOM: 8'3 x 5'3 (2.51m x 1.60m)

LARGE ATTIC SPACE: 25'8 x 6'8 (7.82m x 2.03m)
With reduced head-height and access up from the fourth bedroom. Providing exposed wooden floorboards, power sockets, a single -panel radiator and two sky lights. Provision space for a bed. Max measurements provided.

DETACHED BRICK OUTBUILDING:
Located adjacent to the cottage. Requiring modernisation and improvements but filled with great potential to be utilised for a variety of individual purposes.



HALL:	4'3 x 3'9 (1.30m x 1.14m)
W.C:	4'3 x 3'9 (1.30m x 1.14m)
GROUND FLOOR ROOM 1:	7'10 x 7'8 (2.39m x 2.34m)
GROUND FLOOR ROOM 2:	15'2 x 7'9 (4.62m x 2.36m)
FIRST FLOOR SPACE:	15'3 x 7'9 (4.65m x 2.36m)
DETACHED OUTBUILDING:	14'8 x 7'10 (4.47m x 2.39m)

Of part brick and timber construction, with a sloped roof. Accessed via wooden double doors. Promoting a great multi-functional space that could be used for a variety of purposes.

Approximate Size: 1,440 Square Ft.
Measurements are approximate and for guidance only. This includes the large attic space.

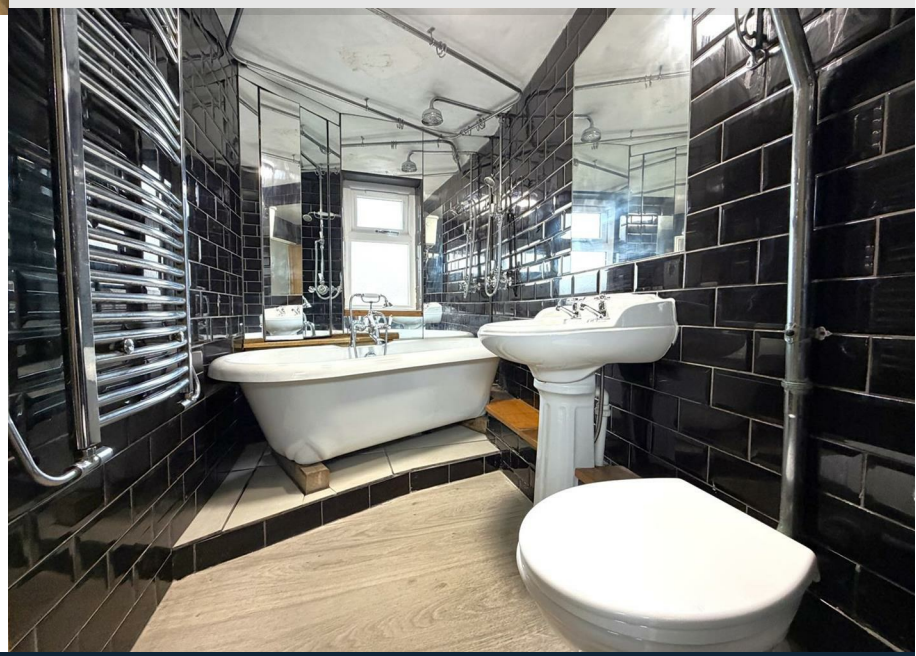
Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler and uPVC double glazing throughout, recently installed in the last two years.
PLEASE NOTE: We have not and will not be testing any equipment, services or 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 'C'

EPC: Energy Performance Rating: 'D' (58)
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.





EXTERNALLY:

This attractive and deceptively spacious character home occupies a convenient and central position within a highly regarded and well-served village.

The property is approached via a dropped kerb, providing vehicular access onto a gravelled driveway, offering off-road parking for multiple vehicles. A block-paved pathway leads to the side entrance door, with an external wall light. The front aspect is enclosed by walled boundaries and provides access to a substantial detached outbuilding, offering tremendous potential for conversion or alternative uses, subject to the necessary consents. Additional practical features include a log store and outside water tap.

A timber pedestrian gate on the driveway opens into the wonderfully well-appointed rear garden. Predominantly laid to lawn. This delightful outdoor space has been thoughtfully landscaped to incorporate a variety of secluded seating/entertaining areas, including raised decking, a charming timber-framed pergola and a dedicated space for outdoor barbecues.

There is a pear tree, log store, a useful timber outbuilding, areas of low-maintenance artificial lawn and raised planting beds, creating an attractive balance of practicality and character. The generous garden also provides ample scope for a substantial rear extension, with previously granted planning permission having since lapsed. This presents an exciting opportunity for prospective purchasers to explore the property's future potential, subject to obtaining the necessary approvals.

Enjoying a high degree of privacy, the garden is fully enclosed by established brick-walled boundaries to both sides and the rear.

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 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(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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