



**Low Croft Main Street, Weston, Newark,
Nottinghamshire, NG23 6ST**

Price Guide £400,000 - £425,000

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Low Croft comprises a substantial detached 19th Century 4 bedrooomed house with a wonderful garden extending to 0.27 hectare (0.67 acre) or thereabouts. This substantial house in need of renovation presents an exciting project with the potential of creating a delightful family home.

Alternatively, of interest to developers, there is planning permission for conversion of the house into 2 dwellings and the construction 3 new properties in the orchard area.

The existing accommodation provides on the ground floor a reception hall, small barrel vaulted cellar, drawing room, dining room kitchen and shower room. The first floor provides 4 bedrooms and a bathroom.

There is a detached garage and on the frontage to the property, a substantial brick and pan tiled outbuilding. The garden and orchard provides extensive open space with considerable potential.

Weston, a genuinely unspoilt village is situated just 10 miles north of Newark. There are access points for the A1 dual carriageway at Sutton on Trent and Tuxford, 3 miles approximately. The village is within the catchment area for the Tuxford Academy school rated Outstanding in the Ofsted report. Local amenities can be found at Sutton on Trent 2 miles and these include a Co-operative store, medical centre and primary school.

Amenities in Weston village include the Hall Farm Wild Bird Supplies, a country store and very popular coffee lounge and cafe located just on the edge of the village.

Low Croft, said to be pre-19th Century with evidence of 18th Century masonry and hints of a possible early timber framing in its form, and steep roof pitches. The property appears on Sanderson (1835) and on late 19th Century Ordnance Survey plans. The property is constructed with brick elevations under a pan tiled roof and the following accommodation is provided:-

GROUND FLOOR

ENTRANCE HALL

With front door.

SMALL BARREL VAULTED CELLAR

DRAWING ROOM

26'6 x 13'9 (8.08m x 4.19m)



With a south facing aspect and French doors. Radiator

DINING ROOM

13'6 x 13'5 (4.11m x 4.09m)



With tiled fireplace, radiator and UPVC double glazed window.

KITCHEN

13' x 11'3 (3.96m x 3.43m)



With stainless steel sink unit, oil fired central heating boiler and radiator.

SHOWER ROOM

8' x 8' (2.44m x 2.44m)

With basin, low suite WC and shower.

FIRST FLOOR

Staircase, landing and corridor with radiator.

BEDROOM ONE

14'7 x 14' (4.45m x 4.27m)



With tiled fireplace, 2 UPVC windows. Radiator.

BEDROOM TWO

14'2 x 12'11 (4.32m x 3.94m)

With UPVC window, radiator, built in cupboard, boxed in fireplace and connecting door to Bedroom 3.

BEDROOM THREE

13'7 x 10'9 (4.14m x 3.28m)

With dual aspect, UPVC window, radiator.

BEDROOM FOUR

11'6 x 11'2 (3.51m x 3.40m)

With radiator and UPVC window.

BATHROOM

13' x 11' (3.96m x 3.35m)

With bath, basin and WC.

OUTSIDE



There is also a detached brick and pan tiled outbuilding formally known as 'The Piggery' situated on the street frontage.



DETACHED GARAGE

Located to the front of the property.

SERVICES

Mains water, electricity and drainage are all connected to the property.

TOWN AND COUNTRY PLANNING

Outline planning permission for conversion and extension of the existing house to form 2 dwellings and the erection of 3 new dwellings is granted by Newark and Sherwood District Council under reference 19/01152/OUT. This is a conditional consent dated 26th March 2020. The notice of decision and the plans are available for inspection on the Newark and Sherwood District Council planning portal by entering the planning reference in a simple search and clicking on 'documents'. <https://www.newark-sherwooddc.gov.uk/planningapplications/>

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

Ground Floor

Approx. 94.1 sq. metres (1013.1 sq. feet)



First Floor

Approx. 85.0 sq. metres (914.7 sq. feet)



Total area: approx. 179.1 sq. metres (1927.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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