



HOLLY GREEN COTTAGE
3 HOVERINGHAM ROAD CAYTHORPE
NOTTINGHAMSHIRE NG14 7EE

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



HOLLY GREEN COTTAGE

Holly Green Cottage is a rather special detached bungalow in a picturesque setting on the outskirts of a highly regarded Trent Valley village bordering to open countryside offering a superb home of a high specification set in a deep country orchard garden extending to 0.66 Acres or thereabouts.

Properties along this stretch of Hoveringham Road are rarely on the market and the present owner is moving on to pastures new for genuine reasons. Over the years the bungalow has been upgraded and improved to a high standard and particular reference is made to the high grade bespoke, kitchen which in our opinion is the signature feature of the sale.

CAYTHORPE

A highly regarded village, nestling in the Trent Valley, with two popular pubs - the traditional Black Horse and the vibrant Old Volunteer gastropub. The village is also host to a successful cricket club, with superb facilities. Caythorpe enjoys a rural setting combined with convenient access via a regular train service to Nottingham or Newark on Trent.

The village is served by the highly rated East Bridgford medical practice. The minster town of Southwell is close to hand, offering a sports and leisure centre, and schooling of a renowned standard across the age ranges (subject to meeting entrance requirements).

Newark on Trent, a larger market town to the northeast of the village, offers first class amenities (including a large Waitrose supermarket), professional services, restaurants, leisure facilities and a marina. From Newark, there is a fast direct rail link into London Kings Cross with a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £630,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Porch

Traditional boarded oak entrance door. Two sealed unit double glazed windows - open Trent Valley aspect. Oak framed glazed internal double doorway opening to:

Spacious Central Hall

An immediate indication of the appreciable character and appeal of this delightful rural village bungalow.

Useful enclosed coat cupboard. Recessed upholstered bench seat with open display/storage space beneath.

Impressive Sitting Room

7.35m x 4.25m (24'0" x 14'0")

A delightful dual aspect main reception room offering a superb dual aspect room capturing views of the adjacent Trent Valley countryside to the front and the deep private country gardens to the rear.

The focal point of the room is an imposing handcrafted brick fireplace having a fitted cast iron stove set to a herringbone pattern hearth, with a heavy period cross beam over. Considerable character is created by faux period cross beams. Bi-folding glazed oak doors connecting to the rear garden room/conservatory.

Stunning Open Plan Contemporary Kitchen/Dining Room

7.20m x 4.75m (23'6" x 15'6")

A stunning example of a modern Shaker design kitchen...

This bespoke kitchen installation features a comprehensive range of cabinets in a taupe pastel tone finish planned around a stunning central island/workstation relieved by a white quartz countertops with matching perimeter countertops, offering an ergonomic and eye-catching designer kitchen of a striking 21st century design.

Integrated appliances comprise: Neff microwave oven, Neff full height fridge, separate Neff freezer, a Neff dishwasher positioned adjacent to a double Belfast sink unit and a Rangemaster six burner gas range cooker, incorporating two ovens and a grill, set to a crafted recess with an extraction unit above and display mantle over - ornamental side cabinet detailing. There is an array of base cupboards, pan drawers, and useful wall storage cabinets including an illuminated glazed display unit. Integrated illuminated cocktail cupboard/coffee station.

Additional noteworthy features in the kitchen include two pull out wooden trays, two chopping boards and wine storage capacity together with an integrated recycling bin/waste recycling cupboard.

The room is completed by a striking porcelain stone floor with electric underfloor heating and two sealed unit double glazed roof lights give excellent overhead natural lighting. Open plan to:

Dining Room/Breakfast Room

Sealed unit double glazed French doors overlooking the rear garden. Additional contemporary vertical radiator. Connecting doorway to guest ensuite bedroom three. Bi-folding sealed unit double glazed oak framed door and step leading down to:

Garden Room/Conservatory

7.65m x 4.55m (25'0" x 15'0")

A large versatile room with a lantern roof above. Wide four section sealed unit double glazed picture window with quarter lights above incorporating a French doorway overlooking and connecting to the rear garden. Deep oak display shelf - window sill. Bi-fold doors returning to the main sitting room. Internal connecting doorway to the garage.

Agents Note

In practise the wonderful kitchen, dining room, garden room/conservatory and main sitting room all interconnect in an open plan format if required - ideal for special family occasions and social gatherings.

Study/Crafting Room 3.20m x 2.55m (10'6" x 8'3")

Sealed unit double glazed window looking into the garden room with deep country garden/open field aspect.



SLEEPING ACCOMMODATION

By reference to the floorplan accompanying these particulars, interested parties will note that there is a total of three bedrooms, two en suites, and a house bathroom. On a practical level one of the bedrooms is independently positioned, separate from the main sleeping accommodation and accessed from the dining end of the kitchen and offers an ideal guest arrangement or perhaps alternatively a space for an independently minded teenager or dependent relative/s.

Open Plan Side Hall

Enclosed airing cupboard/storage cupboard.

Front Bedroom One 4.15m x 3.45m (13'6" x 11'3")

Corniced ceiling. Two sealed unit double glazed picture windows – Trent Valley aspect. Two built in double wardrobes.

En Suite Shower Room - half tiled

Recessed shower cubicle incorporating a thermostatically controlled chrome shower installation, square wash basin set to an oak topped cabinet and a low flush wc. Chrome towel rail.

Bedroom Two 4.15m x 3.20m (13'6" x 10'6")

Two built in double wardrobes. Sealed unit double glazed side window. Internal doorway from the conservatory.

House Bathroom - fully tiled

Large round ended bath with chrome mixer tap/hand shower, corner shower with curved glass enclosure and thermostatically controlled chrome shower installation, vanity wash hand basin with chrome mixer tap, and adjacent low flush wc with concealed system. Recessed lighting.

En Suite Bedroom Three 4.00m x 3.85m (13'0" x 12'6")

A superb guest arrangement offering a private en suite bedroom remote from the main sleeping area with views over the rear garden and open countryside. This impressive extension has a open vaulted ceiling with two electrically operated Velux roof lights with blinds fitted. Feature wide gauge oak flooring. Open plan to;

Internal En Suite Shower Room

Recessed shower cubicle, fitted Mira twin head thermostatically controlled shower installation. Chrome ladder towel rail.

Separate Wash Room

Fitted circular corner marble sink set to an oak plinth, RAK Porcelanosa WC with a medicine cabinet above.



EXTENSIVE COUNTRY GARDEN AND GARAGE

0.66 Acres / 0.27 Hectares (or thereabouts)

Holly Green Cottage is set in a wonderful deep country garden bordering to picturesque adjacent open Trent Valley countryside on the edge of this highly regarded Conservation village. An electric gated entrance opens on to a large parking court providing useful car standing and turning space and access to the garage.

Attached Side Garage

Electrically operated up and over door. Light and power facility. Internal doorway connected to the Conservatory. The garage is configured internally to provide a utility station with dual plumbing for two automatic washing machines. Small fitted Belfast sink.

The width of the plot allows for additional side vehicular access on the opposing side of the bungalow.

The delightful rear garden is most certainly a noteworthy feature of the sale.

A bespoke timber-built garden gazebo of an octagonal design with open sides and a striking cedar roof offers a delightful, sheltered seating/social area and a wonderful vantage point from which to enjoy the gardens. Electric power point.

Well stocked shrubbery beds and borders provide interesting colour to the property and there is a variety of established ornamental coniferous and deciduous trees and shrubs.

Upper orchard area.

Outside water tap.

The side vehicular access opens to a useful side courtyard area with an additional water point/dog shower - ideal for country walkers.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains services are available. Mains gas, electricity, water and drainage are connected. Worcester Bosch gas fired central heating (boiler installation 2023). Sealed unit double glazing. Remote controlled gated entrance and security alarm system.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Environmental Considerations

It is understood that the property has not flooded within the last five years.

Available Broadband

Standard 4 Mbps
Superfast 80 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●

EE - ✓ Three - ●

✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band F

Newark & Sherwood District Council

Castle House

Great North Road

Newark on Trent

Nottinghamshire

NG24 1BY

www.newark-sherwooddc.gov.uk

Tel: 01636 650 000

VIEWING ARRANGEMENTS

If you are interested in Holly Green Cottage and would like to arrange a viewing, please contact us on 01636 815544

www.smithandpartners.co.uk

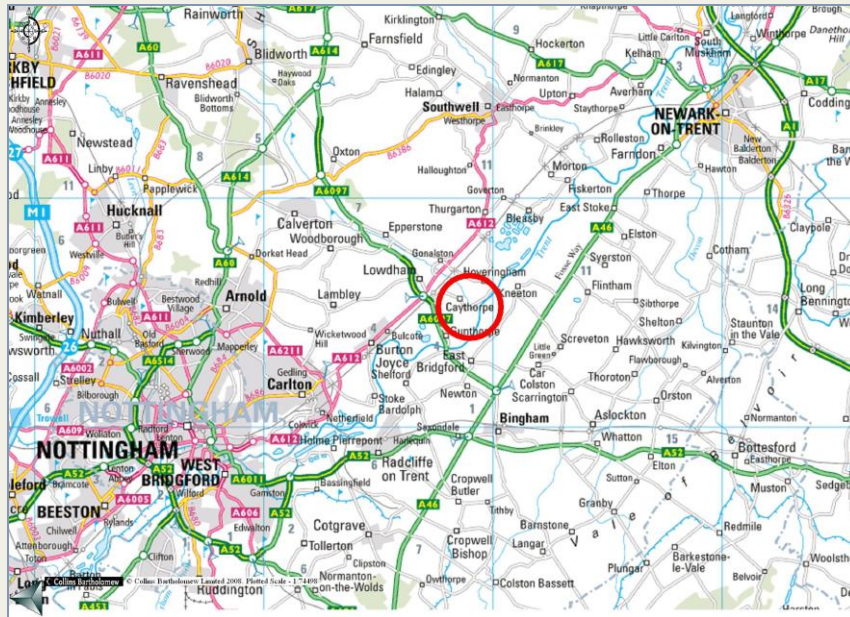


SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 7434-0022-2009-0072-9296

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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