



## HOLLY COTTAGE

STAYTHORPE ROAD AVERHAM NOTTINGHAMSHIRE NG23 5RA

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

## HOLLY COTTAGE

A rather special detached country cottage of a traditional design creatively extended and modernised to offer a delightful period home of appreciable charm and character in convenient Trent Valley setting.

## AVERHAM

Averham is a small relatively unspoilt village, with the Minster town of Southwell 5 miles to the south and the thriving market town of Newark on Trent 4 miles to the east.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent, offers a more extensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre and marina.

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

Nottingham (18 miles to the south) is accessed along the Trent Valley, and there is a direct rail service from Newark Castle station into Nottingham and Lincoln.

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating circulating to radiators, complemented by underfloor heating to both the kitchen and bathroom. Calor gas supply to the hob section of the range cooker in the kitchen.

*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.*

## LOCAL AUTHORITY

*Council Tax Band C*

Newark & Sherwood District Council  
Kelham Hall Kelham Road Kelham  
Newark Nottinghamshire NG23 5QX

PRICE GUIDE: £360,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

## GROUND FLOOR

### Central Entrance Hall

Having a single flight staircase rising to first floor landing above. Striking cottage design floral décor.

### Main Sitting Room 6.00m x 3.60m (19'9" x 11'9") *maximum dimensions*

A large principal reception room with a striking period design fireplace having a solid oak surround with a decorative burnished steel open fire set to a tiled hearth. Picture rail. Sealed unit double glazed window to front aspect. Double doors connecting to garden seating area sheltered by a traditional rose arbour.

### Second Sitting Room 3.95m x 3.45m (13'0" x 11'3")

A pleasant second reception room featuring a traditional open fireplace with an oak fire surround set to a tiled hearth with glazed china/display cupboards to each side. Picture rail. Sealed unit double glazed window to front aspect.

### Rear Hall

Useful enclosed understairs storage area. The hallway connects in open plan format to the kitchen/breakfast room.

### Kitchen/Breakfast Room 8.00m x 2.85m (26'3" x 9'3")

Arguably the signature feature of this charming period home, this creatively planned kitchen/breakfast room features a high grade solid oak kitchen installation complemented by granite working surfaces and travertine flooring with underfloor heating. Integral automatic dishwasher. Tumbled marble wall tiling. Armitage Shanks Belfast sink unit. French doorway and sealed unit double glazed window connecting to rear garden terrace. Further French door connecting to landscaped front gardens.

### Distinct Breakfast/Dining Area

*A particular feature of the room is the high vaulted ceiling incorporating two sealed unit double glazed Velux sky lights and exposed timbers.*

In short, a rather special kitchen/breakfast room.

### Utility Room/Cloakroom 2.95m x 2.40m (9'9" x 7'9")

A well equipped room featuring a further range of useful storage cupboards and working surface areas. Plumbing for automatic washing machine. Fitted wash hand basin/vanity unit incorporating a low flush wc with concealed cistern. Tiled flooring.

Enclosed boiler cupboard housing a Worcester Firebird oil fired boiler serving domestic hot water and central heating systems.



## FIRST FLOOR

### Central Landing

#### Bedroom One

3.95m x 3.50m (13'0" x 11'6")  
Sealed unit double glazed windows to front and side aspect. Enclosed wardrobe closet – fitted hanging rail and top shelf. Striking décor and picture rail.

#### Bedroom Two

3.95m x 3.60m (13'0" x 11'9")  
Two sealed unit double glazed windows to front and side aspects. Access to roof void. Charming décor and picture rail.

#### Rear Bedroom Three

3.50m x 2.25m (11'6" x 7'3")  
Sealed unit double glazed window to side courtyard aspect. Large enclosed walk-in storage closet - wardrobe.

#### Luxury House Bathroom/Wet Room

3.55m x 2.15m (11'6" x 7'0")  
A high grade contemporary bathroom installation by Utopia comprising a freestanding Victoria and Albert contemporary bath with side chrome waterfall mixer tap and hand shower. Large walk-in shower cubicle with overhead rain shower and glazed splash screen. Rectangular wall mounted wash hand basin with cascading chrome mixer tap and a low flush wc with concealed cistern. Striking Zehnder graphite finished ladder towel rail/radiator. Wall mounted mirror fronted medicine cabinet. Two Velux sealed unit double glazed roof lights. Underfloor heating.



## GARDENS AND GARAGING

Holly Cottage is set gable end facing to Staythorpe Road and enjoys a good road frontage having a gated entrance opening on to a gravelled vehicular parking court.

A substantial detached double garage of timber construction offers covered parking and useful storage.

The well stocked gardens are a particular feature of the sale extending to the front side and rear of Holly Cottage. A large split level flagstone garden terrace offers a superb al fresco dining – seating area.



## FLOORPLANS

*FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE*

### GROUND FLOOR



### FIRST FLOOR



### VIEWING ARRANGEMENTS

IF YOU ARE INTERESTED IN HOLLY COTTAGE AND WOULD LIKE TO ARRANGE A VIEWING, PLEASE CONTACT US ON 01636 815544

[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

# 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?RRN=8056-7529-4059-3868-4992>

## 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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