



Old Hall Cottage Main Street, Newark NG22 0AD

Offers Around £375,000

VIEWING RECOMMENDED TO FULLY APPRECIATE THE SPACIOUS WELL APPOINTED ACCOMMODATION.

An attractive cottage occupying an elevated position in the sought after village of Kneesall. The property provides an Entrance Lobby, Cloak Room, Living Room, Dining Room, Study and Kitchen at Ground Floor level, whilst at First Floor level there are three Bedrooms and a large Bathroom.

Outside there is a good sized garden with two double garages, fuel store, formal gardens and vegetable garden.

LOCATION

The subject property occupies an elevated position on Main Road, Kneesall, close to its junction with Eakring Road and Ossington Road and the Village Green. The village of Kneesall is an unspoilt village in a conservation area with a population of just over 220 and has a nursery school, church with the Bill Hemsley Community Centre and there is also a primary school. The village is situated four miles south of the large village of Ollerton which provides a wide range of facilities including a Tesco supermarket and approximately nine miles north-west of the large town of Newark where excellent facilities are available including regular train services to London and Edinburgh on the East Coast Line.

There is good road access to the A616 and A1 which is approximately five miles to the east and junction 30 of the M1 Motorway which is approximately 16 miles distance.

DESCRIPTION

Old Hall Cottage was built in the early 19th century and provides excellent accommodation with solid fuel central heating and partial double glazing. The property has the advantage of an elevated position with an aspect over Old Hall Farm and with views over open fields.

ACCOMMODATION

The accommodation comprises of an Entrance Lobby with stairs to First Floor, separate Dining Room, Study, Living Room, Breakfast Kitchen and a Rear Lobby. On the First Floor there are three good sized Bedrooms and a large Bathroom which could easily be split to provide a second Bathroom. One of the many advantages of this cottage is that it has a good sized garden with fishpond, two double garages, brick and pan tiled fuel store and workshop together with a vegetable plot and fruit trees.

The property has a good size mature garden with an area of approximately 0.36 acres (0.15 hectares).

The accommodation has been well maintained throughout and the walls have been insulated with thermal boarding and as previously mentioned, there is partial double glazing.

The property provides the following:

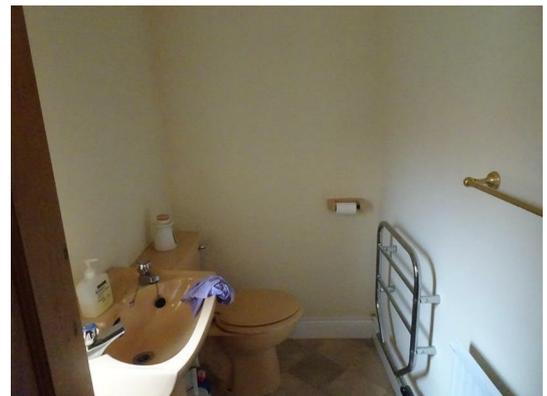
SIDE ENTRANCE HALL

with stairs to the First Floor. There is a cupboard below the stairs.



CLOAK ROOM

with low level WC, pedestal wash hand basin, electric towel rail and central heating radiator.



DINING ROOM 14'0" x 16'7" (maximum) (4.27m x 5.06m (maximum))
with aspects over Old Hall Farm. Secondary double glazing, double central heating radiator, cupboard enclosing Trianco solid fuel boiler heating radiators and hot water.



STUDY 10'1" x 10'11" (3.09m x 3.33m)
with central heating radiator and window overlooking the side garden, fluorescent light.

SITTING ROOM 12'6" x 14'0" plus 9'11" x 5'2" (3.83m x 4.29m plus 3.04m x 1.6m)
with two secondary double glazed windows with aspects towards the south and west, feature brick fireplace with open fire and back boiler heating hot water, stone hearth extending to form a TV shelf and one double radiator.



BREAKFAST KITCHEN 9'10" x 15'1" plus 3'0" x 4'8" (3.01m x 4.6m plus 0.92m x 1.44m)
with inset stainless steel sink unit, base unit below. Extensive range of worktops with space for a dishwasher and washing machine, double corner base unit, further fitted base units with worktops. Ceramic hob with cooker hood over, split level oven and grill. Two large windows overlooking the garden. Access to the Rear Lobby.



REAR LOBBY 5'6" x 3'10" (1.69m x 1.18m)
with door to the rear garden.

STAIRS TO FIRST FLOOR & LANDING

Central heating radiator, airing cupboard enclosing insulated hot water cylinder and shelving. Access to roof space.

BEDROOM 1 14'4" (max.) x 17'3" (4.38m. (max.) x 5.27m)

with two windows with aspects towards the south and west. Range of fitted bedroom furniture including one triple and one double built in wardrobe with fitted bedhead. Dressing table and drawers, fitted drawer units and central heating radiator.

**BEDROOM 2 14'3" x 13'8" (4.36m x 4.19m)**

with two windows overlooking the Nursery School and Old Hall Farm. Double central heating radiator.

**BEDROOM 3 11'3" x 9'10" (3.45m x 3m)**

with window overlooking the garden. Central heating radiator.

**BATHROOM 11'5" x 9'10" (3.48m x 3m)**

The Bathroom could possibly be split to provide a second bathroom, but currently provides a panelled bath with hot and cold water, separate shower cubicle with electric shower, pedestal wash hand basin, part tiled walls, double central heating radiator and electric heated towel rail.



OUTSIDE

The front garden is set above a wall where there is a scree garden with gravel. A flight of steps leads to the right hand side of the property and the front of the house. There is a tarmac drive to the left of the house which is flanked by a stone wall which leads to the rear of the house, the two double garages and the fuel store. A block paved path leads from the house to the drive and turning head.

To the rear of the fuel store is a Workshop, a pergola with a wisteria, clematis and honeysuckle which then leads to a further lawned area where there is a fishpond, four vegetable beds, greenhouse with power and a grassed area with 4 apple trees and a plum tree.

There is a range of brick and pan tiled outbuildings, comprising:



FUEL STORE 12'8" x 15'1" (3.88m x 4.61m)

with brick floor fluorescent light, power supply.

WORKSHOP 12'6" x 12'0" (3.83m x 3.67m)

with concrete floor, power point, cold water tap, fluorescent light.

DOUBLE GARAGE 19'6" x 16'11" (5.95m x 5.18m)

There is a drained concrete parking bay which leads to the brick and pan tiled double garage with electric up and over door, power points and lighting

GARAGE 15'8" x 16'4" (4.79m x 5m)

Adjacent to the double garage is a timber and pan tiled garage with two double wooden doors, concrete floor and fluorescent light. Loft ladders to the roof void which is insulated and has been used as a hobby room.

SERVICES

Mains water, electricity and drainage are connected but no tests have been undertaken on any of these installations.

LOCAL AUTHORITY

Newark & Sherwood District Council. We understand that for Council Tax the property is within Band E.

ENERGY PERFORMANCE CERTIFICATE

An EPC is not required as the property is a listed building.

VIEWING

Strictly by appointment with the agent.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.