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ESTATE AGENTS

Plum Tree Cottage Bathley Lane

Little Carlton, Newark, NG23 6BY

Price Guide £500,000

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*** Guide Price £500,000 to £525,000 ***
Picture-Perfect Countryside Retreat ***

Escape to COUNTRY LIVING AT ITS ABSOLUTE FINEST in this enchanting, detached cottage, perfectly positioned on the edge of the picturesque hamlet of Little Carlton, near Newark. Blending timeless rustic charm with carefully considered modern comforts, this home is a true sanctuary offering far-reaching, idyllic views and an unparalleled sense of peace.

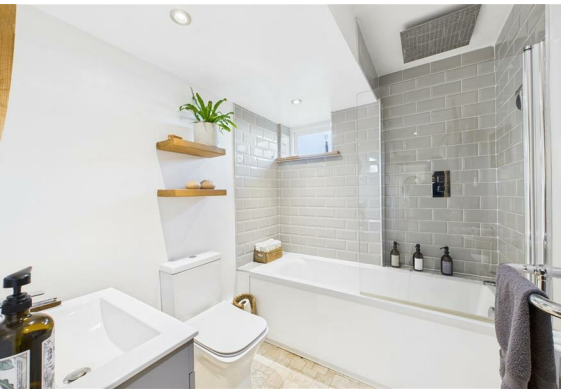
Step inside to discover versatile and inviting living spaces. Once a four bedroom property the current owner has converted the rooms to create more living space but can be easily converted back. The heart of the home is a fabulous open-plan area perfect for entertaining. The stylish kitchen flows seamlessly into the dining area and sitting room, where French doors dissolve the line between inside and out, opening directly onto the garden. Imagine hosting summer gatherings or simply enjoying family meals in this bright, airy space.

For those cosy winter evenings, two distinct reception rooms both feature charming burning stoves, providing the perfect ambiance for relaxation. The ground floor is thoughtfully arranged with an inner hallway, a modern family bathroom, a utility room, and two comfortable bedrooms, offering flexible living for all generations.

The private first-floor master suite is a peaceful haven, complete with a modern en-suite shower room.

The beautifully maintained gardens provide the ultimate backdrop for outdoor living. Mainly laid to lawn, the space features multiple seating areas to suit every mood and weather condition: a sun-drenched decked area, a paved patio, and a superb undercover seating area perfect for year-round al fresco dining, entertaining, or simply enjoying your morning coffee, come rain or shine.

This property keeps on giving with a valuable separate outbuilding, ready to be tailored to your needs ideal as a dedicated home office, hobby room, or private gym.



The practicalities are just as impressive: a large, private gravelled driveway offers ample off-road parking for multiple vehicles, including space for a motorhome. This leads to a substantial detached double garage with a useful storeroom above.

Benefit from energy independence with owned solar panels complete with battery storage, ensuring efficiency and lower running costs.

Nestled in the peaceful village of Little Carlton, you can enjoy the quintessential charm of village life while retaining excellent connectivity. The A1, A46, and A52 are easily accessible, and Newark's fast East Coast Mainline service provides a swift 1 hour and 15-minute journey to London Kings Cross—making this the perfect tranquil retreat for the modern commuter.

Porch

Lounge
16'5 x 15'3 (5.00m x 4.65m)

Kitchen
11'1 x 15'3 (3.38m x 4.65m)

Inner Hall

Sitting Room
13'4 x 20'1 (4.06m x 6.12m)

Utility Room
6'1 x 6'10 (1.85m x 2.08m)

Bedroom Two
8' x 11'7 (2.44m x 3.53m)

Bedroom Three
8'0 x 9'10 (2.44m x 3.00m)

Bathroom
6'1 x 6'10 (1.85m x 2.08m)

Landing

Master Bedroom
11'1 x 13'6 (3.38m x 4.11m)

Ensuite
5'0 x 6'11 (1.52m x 2.11m)

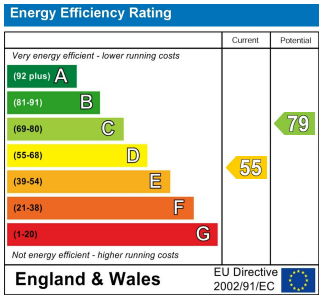
Hobby Room/Office
19'11 x 13'8 (6.07m x 4.17m)

Double Garage
18'4 x 17'3 (5.59m x 5.26m)

Floor Plan

Area Map

Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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