

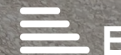


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Sweet William Cottage Old Bell Lane
Carlton-On-Trent, Newark, NG23 6UJ

Guide Price £400,000

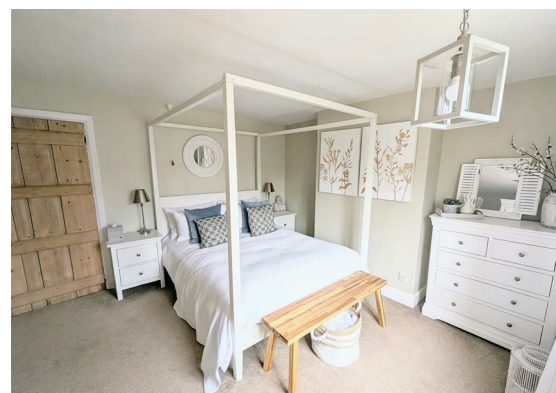


Sweet William Cottage

Carlton-On-Trent, Newark, NG23 6UJ

CHARMING CHARACTER COTTAGE Guide Price £400,000 to £425,000. A unique opportunity to own this delightful three double bedroom semi detached cottage nestled within the conservation area of Carlton On Trent. Sweet William Cottage maintains many character features to include beams, latch doors, fireplaces and feature windows. The current owners have tastefully refurbished the property in keeping with the character of the building. They have created a beautiful home with much love, and their attention to detail is noticeable the moment you enter this magnificent property. The cottage offers versatility with its 22ft barn to the rear with a wood burning stove, French doors to a seating area and is currently being used as an entertainment area. The accommodation to the ground floor comprises a lounge with a feature fireplace housing a multi burning stove, sitting room with room with a feature fireplace housing an open fire, kitchen diner, conservatory with under floor heating, utility room and a shower room. There are three double bedrooms, shower room and a family bathroom to the first floor with bedroom three benefiting from a vanity sink unit and fitted wardrobes. Outside the enclosed rear garden is easy maintenance and gives access to two brick outbuilding store rooms and the reception barn. There is a small front garden and a gated gravelled driveway providing parking for several vehicles. and gives access to the barn. The property benefits from oil fired central heating, a cellar and is being sold with no chain.





Location

Carlton on Trent is a small village located North of Newark off the A1 making it ideal for commuters. Sutton On Trent is approximately 1.5 miles away where there are many amenities to include a doctor's surgery, primary school, Coop, pubs and a coffee shop. Newark is a busy market town situated on the river Trent, Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached in 1 hour and 15 minute

Lounge

14'1 x 12'0 (4.29m x 3.66m)

Sitting Room

12'0 x 12'0 (3.66m x 3.66m)

Kitchen Diner

14'1 x 10'2 (4.29m x 3.10m)

Utility Room

10'2 x 5'5 (3.10m x 1.65m)

Conservatory

11'6 x 10'7 (3.51m x 3.23m)
max measurements

Shower Room

5'5 x 3'10 (1.65m x 1.17m)

Landing

Bedroom One

14'1 x 12'0 (4.29m x 3.66m)

Bedroom Two

12'1 x 12'0 (3.68m x 3.66m)

Bedroom Three

11'1 x 10'2 (3.38m x 3.10m)
max measurements

Shower Room

6'6 x 5'2 (1.98m x 1.57m)
max measurements

Bathroom

10'2 x 5'4 (3.10m x 1.63m)

Reception Room

22'6 x 14'6 (6.86m x 4.42m)

Store

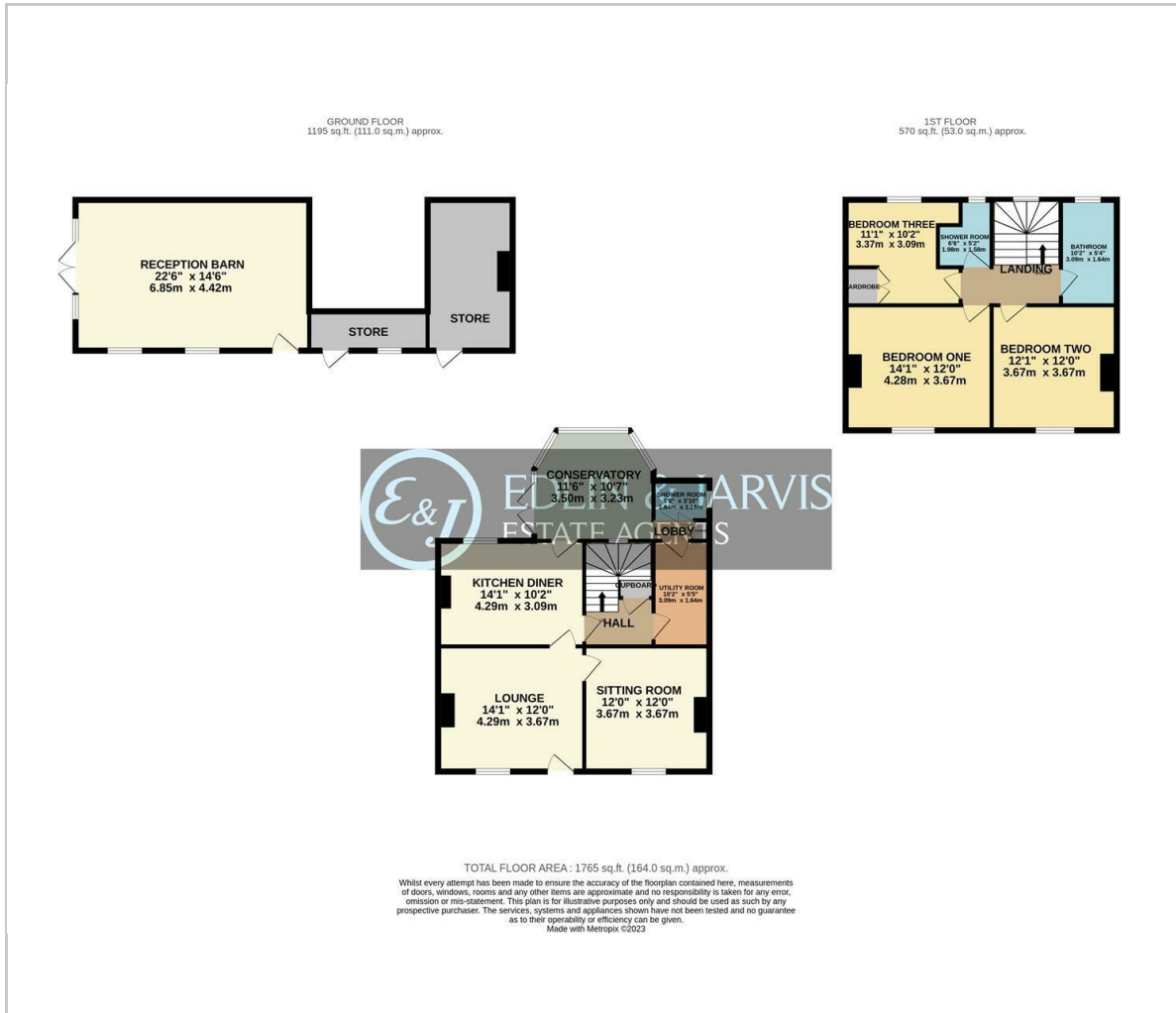
11'6 x 3'9 (3.51m x 1.14m)

Store

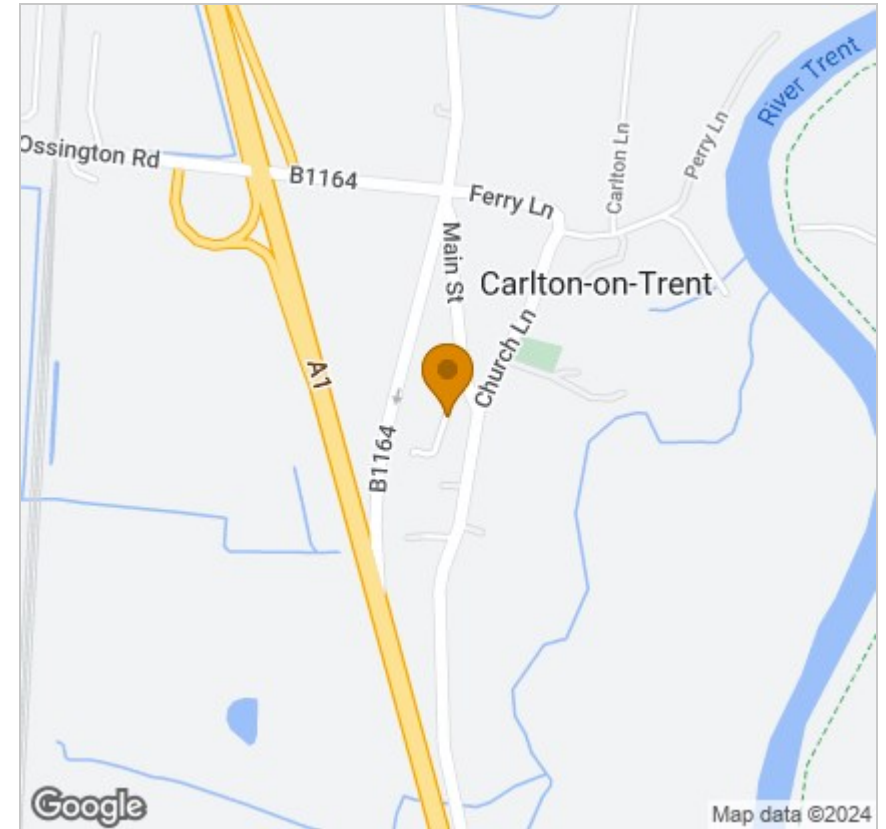
14'6 x 8'2 (4.42m x 2.49m)



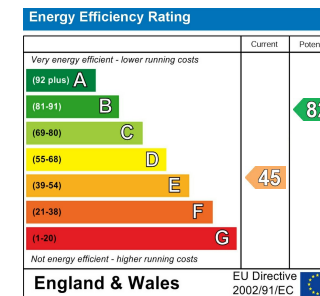
Floor Plan



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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