



**Windmill Cottage Hockerton Road, Upton,  
Newark, NG23 5TG**

**Asking Price £750,000**

**Tel: 01636 816200**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Attractive Cottage Style Home
- Wonderful 4.79 Acre Plot
- Dining Kitchen with Aga
- Boot/Utility Room, GF W/C
- 1814 Windmill
- Constructed 1994
- Quiet Rural Location
- 3 Reception Rooms
- 3 Bedrooms
- Attractive Grazing Land

A truly unique opportunity to purchase an individual detached home, occupying a stunning rural location and occupying a fantastic plot approaching 5 acres overall including gardens and attractive grazing or agricultural land.

Constructed in 1994 to an attractive cottage style design, the property perfectly blends the benefits of modern construction with the aesthetics of a period character home. There is a spacious dining kitchen featuring a traditional cooking Aga, adding a touch of warmth and character to the heart of the home. The property's layout is perfect for those who appreciate a blend of modern amenities with a cosy cottage feel; 3 reception rooms offer a versatile use and a utility/boot room and ground floor W/C offer practical convenience. To the 1st floor are 3 bedrooms and the family bathroom.

The property's namesake, The Windmill, was constructed in 1814, is steeped in history and now offers excellent storage.

Offering 4.79 acres overall, the gardens and land are perfect for those looking for a quiet, rural retreat and viewing is highly recommended.

### ACCOMMODATION

A composite entrance door leads into the entrance porch.

### ENTRANCE PORCH

A useful entrance area with tiled flooring, a uPVC double glazed window, vaulted panelled ceiling, electricity consumer unit and a floor standing central heating boiler. A stable door leads into the utility/boot room.

### UTILITY/BOOT ROOM

A useful room fitted with a double base unit with rolled edge worktop and inset stainless steel sink with mixer tap and space beneath the worktop for appliances including plumbing for a washing machine. There is attractive panelling to the walls, a central heating radiator, two useful built-in storage cupboards and a uPVC double glazed window overlooking the gardens.

### GROUND FLOOR CLOAKROOM

Fitted in white with a low level toilet and a pedestal wash basin with hot and cold taps and tiled splashbacks. There is attractive panelling plus tiled flooring, a central heating radiator, spotlight to the ceiling and a uPVC double glazed obscured window.

### OPEN PLAN LIVING/DINING KITCHEN

A generous and versatile space with laminate flooring, uPVC double glazed windows to two aspects and uPVC double glazed French doors leading onto gardens. There is a central heating radiator, spotlights to the ceiling and the kitchen is fitted with a range of solid oak fronted base and wall units with bevelled edge granite worktops and a ceramic single drainer sink with mixer tap. Integrated fridge freezer and a dishwasher by Bosch plus an enamelled Aga for cooking.

### SNUG

A versatile reception room with two central heating radiators, two uPVC double glazed windows, spotlights to the ceiling, staircase rising to the first floor and a feature chimney breast with useful storage built into the alcove. There is understairs storage and doors to two further reception rooms.

### GARDEN ROOM

A lovely extension to the rear of the property with slate tiled flooring and uPVC double glazed picture windows casting views over the gardens and surrounding areas. uPVC double glazed French doors lead onto the patio and there is a central heating radiator.

### LOUNGE

A well proportioned reception room with a central heating radiator, semi vaulted ceiling and uPVC double glazed windows to two aspects.

### FIRST FLOOR LANDING

A good sized landing including the airing cupboard with foam insulated hot water cylinder and slatted shelving above.

### BEDROOM ONE

A double bedroom with two uPVC double glazed windows to two aspects providing lovely views over the surrounding area. There is a central heating radiator and two built-in double wardrobes with hanging rails and shelving.

### BEDROOM TWO

A double bedroom with a central heating radiator and uPVC double glazed windows to two aspects.

### BEDROOM THREE

With a central heating radiator, a uPVC double glazed window and a useful storage cupboard over the stairs.

### BATHROOM

A generous four piece bathroom fitted in white with a panel sided bath with hot and cold taps, a close coupled toilet and a pedestal wash basin with mixer tap and tiled splashback. There is a shower enclosure with glazed door and mains fed shower plus tiling for splashbacks. Central heating radiator and an additional chrome towel radiator plus uPVC double glazed window.

### **THE WINDMILL**

This former Windmill benefits from new windows and bespoke composite doors, wood flooring, power and light.

### **GARDENS & PLOT**

The delightful plot includes attractive landscaped formal gardens surrounding the property, opening out onto extensive paddocks, a haven for wildlife. There is a useful timber garage and workshop as well as ample driveway parking. 2 separate gates provide vehicular access from Hockerton Road.

### **COUNCIL TAX**

The property is registered as council tax band E.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **FURTHER INFORMATION**

The property is served via an oil fired central heating system.

Restrictive covenants apply. For a full list please request the Title Register from the selling agent.











































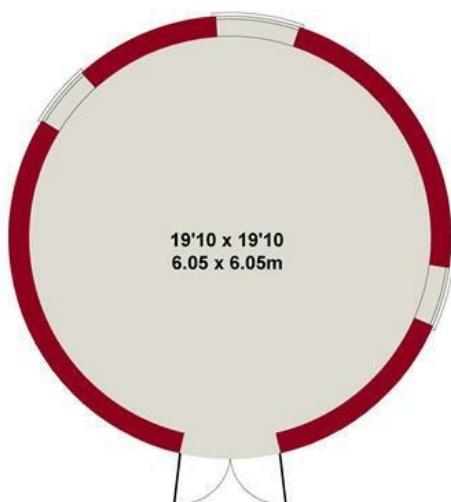




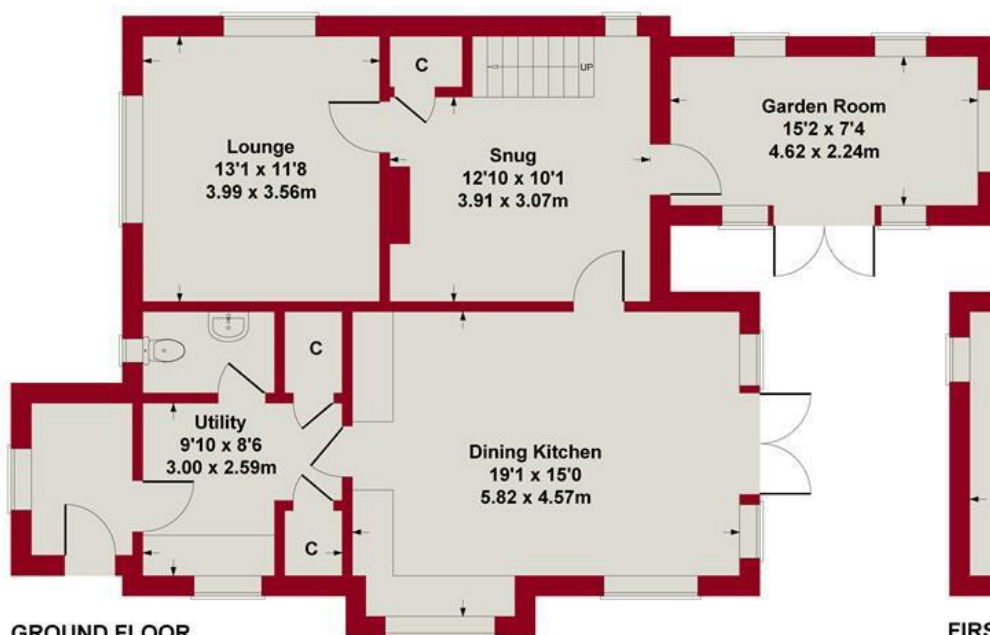




**Approximate Gross Internal Area  
1752 sq ft - 163 sq m**



**THE WINDMILL**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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**RICS**



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