



**The Cottage, Main Road, Nether Langwith,  
Mansfield, Nottinghamshire, NG20 9EN**

**Offers In The Region Of £360,000**

**Tel: 01623 626990**

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

- Stone Built Detached House
- Spacious Accommodation: 1744 Sq Ft
- 4 Bedrooms & 3 Reception Rooms
- Oil Fired Central Heating
- Large Stone Built Outbuilding/Garage
- Dating back to Circa 1761
- Considerable Potential
- Kitchen & Utility
- Large South Facing Plot 0.25 Acres
- Unique River Poulter Feature

A rare opportunity to acquire a stone built four bedroom detached house occupying a delightful and large south facing plot extending to approximately a quarter of an acre with the unique feature of the River Poulter running through it. The property is believed to date back to circa 1761 and was originally two properties which were once part of the Welbeck estate.

The Cottage was built from stone elevations beneath a pantile roof which was re-roofed using the original tiles in 2008. The property offers fantastic potential, provides spacious living accommodation over two floors and retains character features such as the original flagstone floor in the dining room. The ground floor accommodation comprises an entrance hall, cloakroom, shower room, sitting room, lounge, dining room, kitchen and utility. The first floor landing with study area leads to four bedrooms, a bathroom and separate WC. The property is on mains drainage, has UPVC double glazing and oil fired central heating.

The Cottage stands back from the road behind a low stone wall boundary frontage and a paved pathway to the right hand side leads to the front entrance door. The front garden is mainly laid to lawn with borders on two sides featuring an extensive range of plants, shrubs and trees. Vehicular approach to the house is from a sweeping gravel driveway providing off road parking for numerous vehicles. There is a stone built outbuilding and adjoining garage equipped with power and light and additional storage space on the first floor. There is a right of way for the property beyond the outbuilding across next door's driveway with access onto Main Road. A particular feature of the property, is the river Poulter which runs through the garden and beneath part of the house. A bridge gives access to a stone pathway leading to the rear garden. There is an extensive stone patio, decking area, shrubs, shed and a gravel patio. Beyond here a pathway leads to a useful hardstanding area to the rear of the house. There is a greenhouse, oil tank, and an adjoining boiler house which was re-roofed in October 2022, and further aspects of the river Poulter.

This is the first time the property has been offered for sale for more than 50 years. So, if you are after a spacious character property with immense potential, then The Cottage at Nether Langwith could be your next move!

AN OBSCURE UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### **ENTRANCE HALL**

18'10" x 3'2" (5.74m x 0.97m)

With radiator, coving to ceiling, double glazed window to the rear elevation and stairs to the first floor landing.

#### **CLOAKROOM**

5'6" x 5'3" (1.68m x 1.60m)

With parquet floor and double glazed window to the front elevation.

#### **SHOWER ROOM**

9'5" x 5'1" (2.87m x 1.55m)

Having a tiled shower enclosure. Pedestal wash hand basin. Low flush WC. Radiator, tiled floor, tiled walls, loft hatch and double glazed window to the rear elevation.

#### **SITTING ROOM**

12'11" x 10'10" (3.94m x 3.30m)

Having a brick fireplace with inset open fire, quarry tiled hearth and period style surround. Radiator, coving to ceiling, single beam to the ceiling and double glazed window to the front elevation.

#### **LOUNGE**

15'9" x 11'3" (4.80m x 3.43m)

Having a stone fireplace with inset open fire and tiled hearth. Radiator, beamed ceiling, double glazed window to the front elevation and connecting door through to the sitting room. Open plan to:

#### **LOUNGE CONTINUED**

15'9" x 11'9" (4.80m x 3.58m)

Having a bar area, radiator, beamed ceiling and double glazed windows to the side and rear elevations.

#### **DINING ROOM**

14'7" into inglenook x 12'0" (4.45m into inglenook x 3.66m)

Having an inglenook fireplace with log burner and flagstone hearth. Original flagstone floor, radiator, single beam to the ceiling, double glazed window to the side elevation and French doors leading out onto the rear garden.

#### **KITCHEN**

11'9" x 6'1" (3.58m x 1.85m)

Having wall cupboards, base units and drawers with worktops above. Inset stainless steel sink with drainer and mixer tap. Space for a electric cooker. Integrated fridge. Radiator, tiled floor, double glazed windows to the rear and side elevations and double glazed door leading out onto the rear garden.

#### **UTILITY**

7'8" x 5'7" (2.34m x 1.70m)

Having plumbing for a washing machine. Space for further appliances. Double glazed window to the rear elevation and double glazed door leading out onto the rear garden.

#### **FIRST FLOOR LANDING**

12'4" x 4'11" (3.76m x 1.50m)

With loft hatch and radiator.

## **LANDING CONTINUED/STUDY AREA**

11'9" x 5'9" (3.58m x 1.75m)

A useful study area. Two wall light points and double glazed window to the rear elevation.

## **BEDROOM 1**

13'11" x 12'1" (4.24m x 3.68m)

A spacious double bedroom with radiator, coving to ceiling and double glazed window to the rear elevation.

## **BEDROOM 2**

16'1" x 11'6" (4.90m x 3.51m)

A second double bedroom with fitted storage cupboards, radiator and double glazed window to the front elevation.

## **BEDROOM 3**

11'7" max x 9'11" (3.53m max x 3.02m)

Having a built-in storage cupboard. Radiator and double glazed window to the front elevation.

## **BEDROOM 4**

10'10" x 8'5" (3.30m x 2.57m)

With shelving, radiator, coving to ceiling and double glazed window to the front elevation.

## **BATHROOM**

10'8" x 6'10" (3.25m x 2.08m)

Having a tiled inset bath. Pedestal wash hand basin. Radiator, part tiled walls, coving to ceiling, double glazed window to the front elevation and airing cupboard housing the hot water cylinder.

## **SEPARATE WC**

5'1" x 3'1" (1.55m x 0.94m)

Having a low flush WC. Wash hand basin with tiled splashbacks. Tiled floor, radiator, coving to ceiling and obscure double glazed window to the rear elevation.

## **OUTSIDE**

The Cottage occupies a superb south facing plot extending to approximately 0.25 of an acre or thereabouts. The property stands back from the road behind a low stone wall boundary frontage and a paved pathway to the right hand side leads to the front entrance door. The front garden is mainly laid to lawn with borders on two sides featuring an extensive range of plants, shrubs and trees. Immediately in front of the house a stone pathway extends to the side to the end of the driveway. Vehicular approach to the house is from a sweeping gravel driveway providing off road parking for numerous vehicles. There is a stone built outbuilding/workshop and garage equipped with power and light which includes additional storage space on the first floor. There is a right of way for the property beyond the outbuilding across next door's driveway with access onto Main Road. A particular feature of the property, is the river Poulter which runs through the garden and beneath part of the

house. A bridge gives access to a stone pathway leading to the rear garden. There is an extensive stone patio, decking area, shrubs, shed and a gravel patio. Beyond here a pathway leads to a useful hardstanding area to the rear of the house. There is a greenhouse, oil tank, and an adjoining boiler house, and further aspects of the river Poulter.

## **BOILER HOUSE**

4'4" x 3'11" (1.32m x 1.19m)

Housing the oil fired central heating boiler.

## **OUTBUILDING**

15'4" x 11'4" (4.67m x 3.45m)

A good sized workshop space having its own independent electric supply and fuse box. Having ample wall units and work surfaces. Brick floor, power and light points and staircase leading to the first floor level. Open access through to the adjoining garage.

## **ADJOINING GARAGE**

16'7" x 8'10" (5.05m x 2.69m)

With brick floor, power and light points and centre opening doors to the outside.

## **OUTBUILDING FIRST FLOOR**

20'10" x 15'4" (6.35m x 4.67m)

Providing additional storage space.

## **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

## **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

## **SERVICES DETAILS**

Mains water, electricity and mains drainage are connected. Oil fired central heating.

## **MORTGAGE ADVICE**

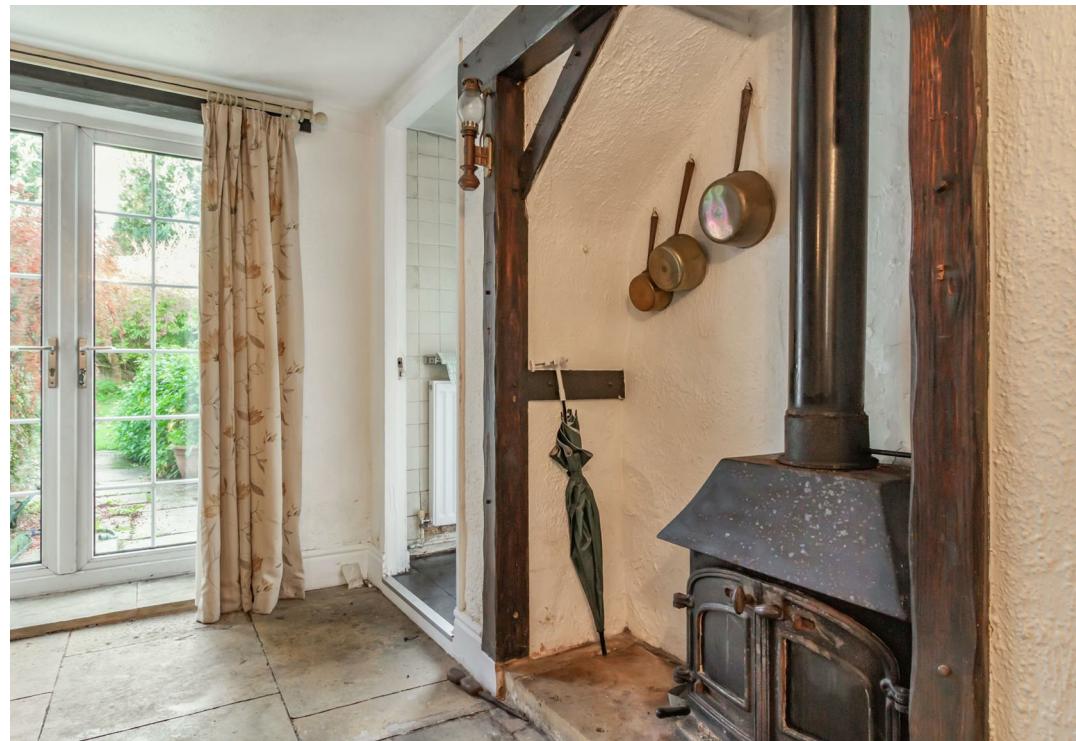
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

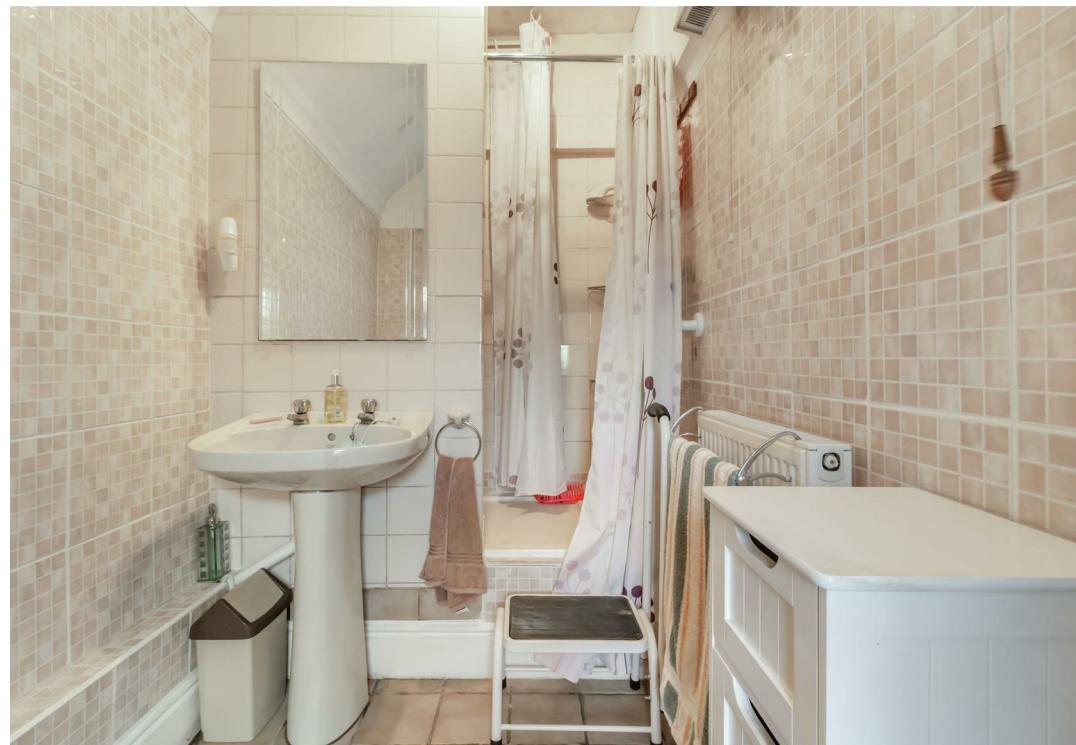
## **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

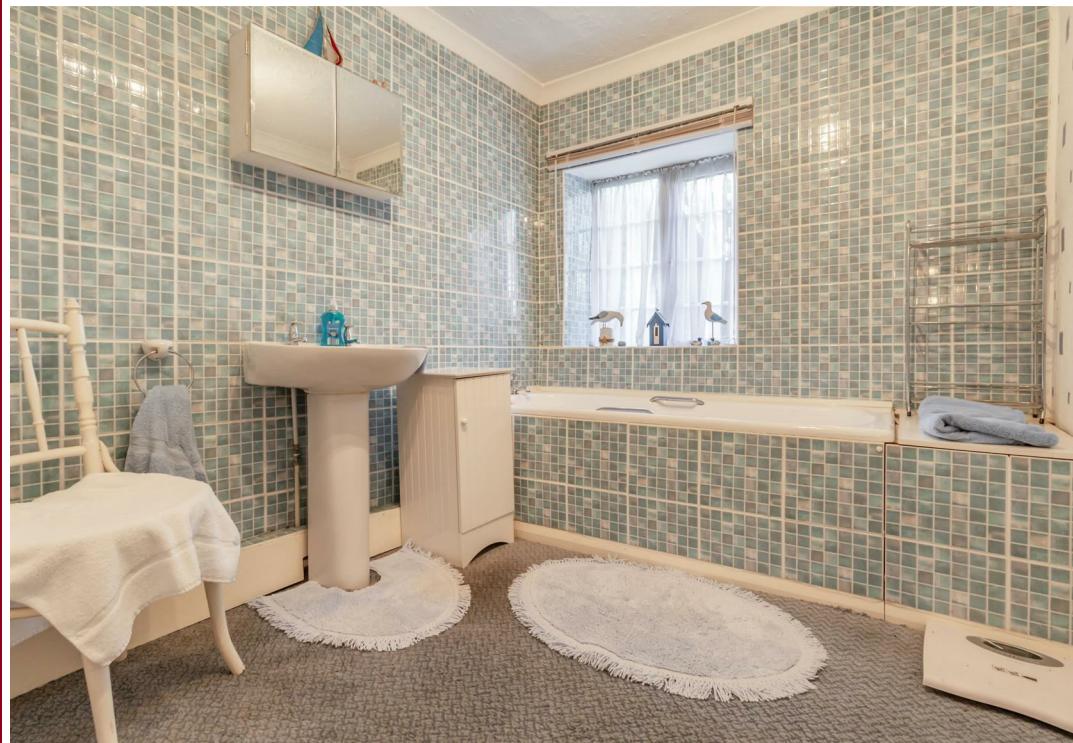




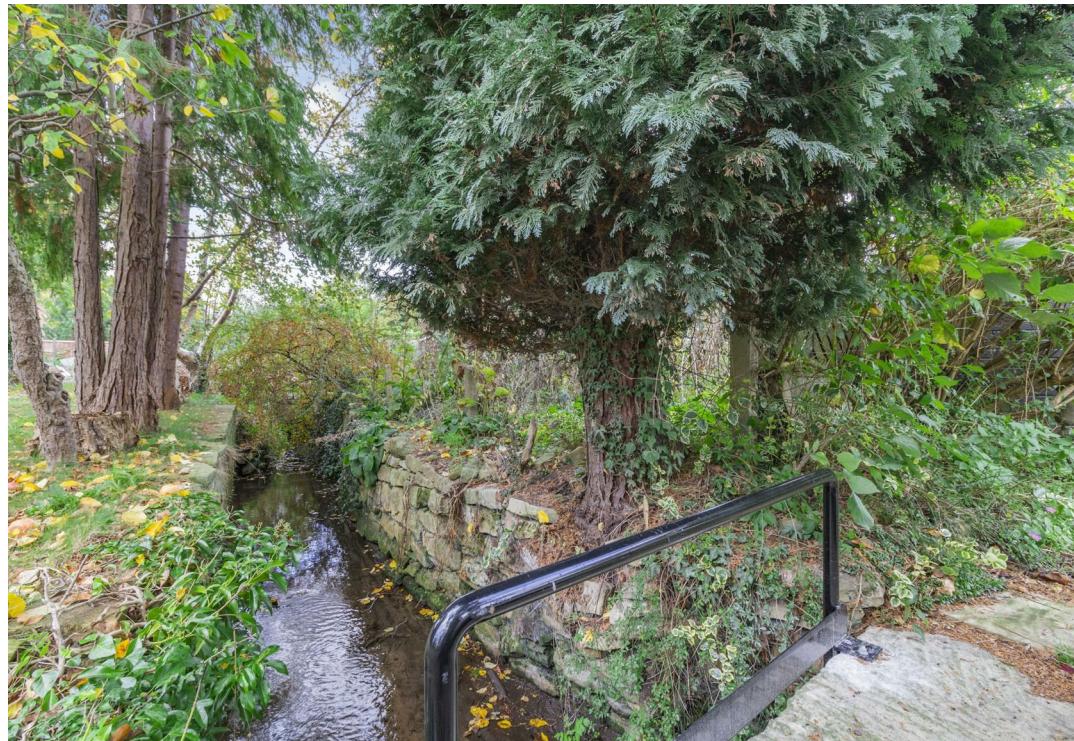




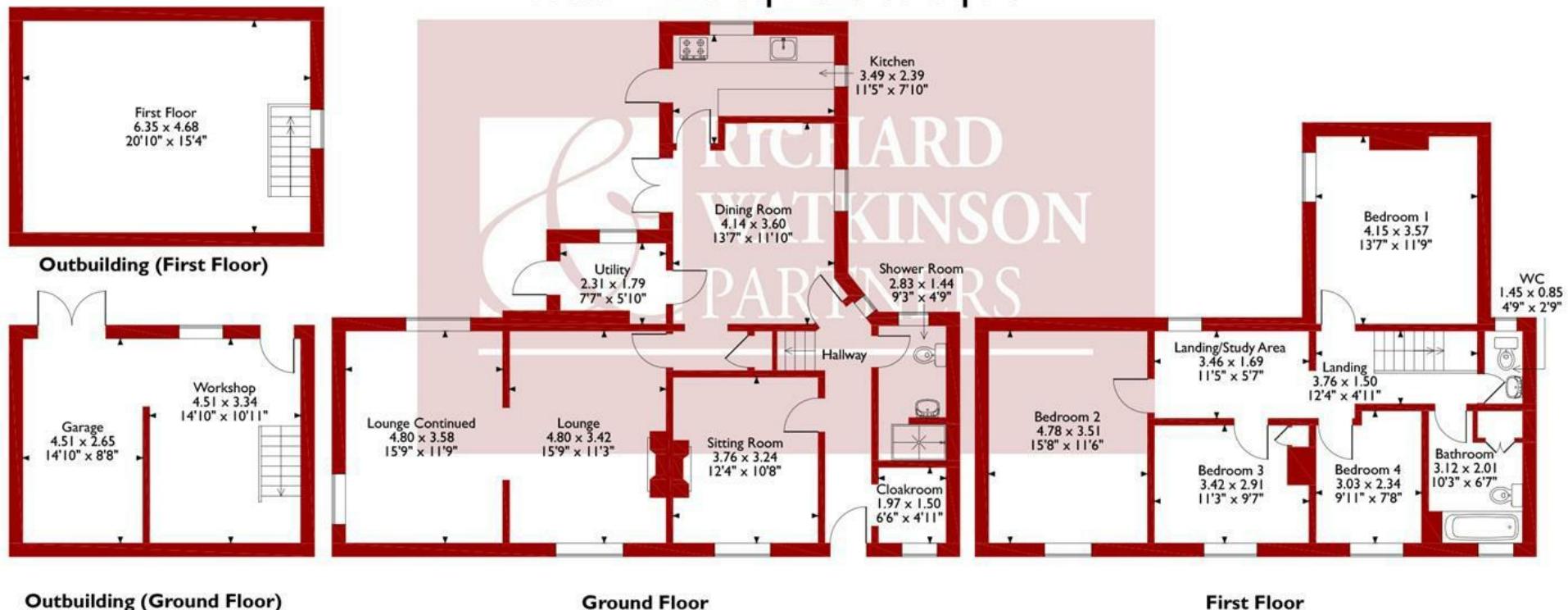








**Main Road, Nether Langwith**  
**Approximate Gross Internal Area**  
**Main House = 162 Sq M/1744 Sq Ft**  
**Workshop/Garage = 58 Sq M/624 Sq Ft**  
**Total = 220 Sq M/2368 Sq Ft**

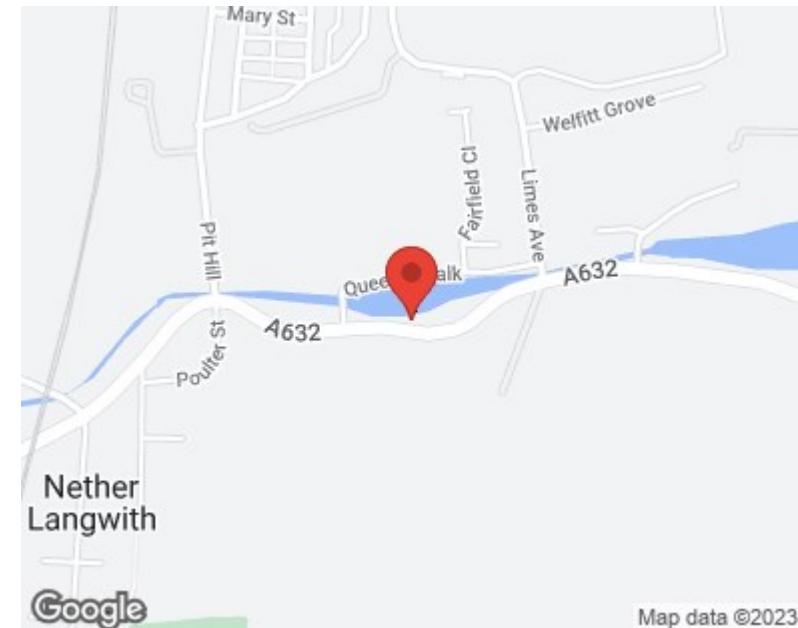


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
72			
12			

		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	
72			
12			



Map data ©2023

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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