



Rose Cottages  
Beckingham

MOUNT & MINSTER



# Rose Cottages

Beckingham

A charming country cottage, exuding character and grace from top to bottom, enjoying a private garden, private parking and a large double garage

- Period Cottage
- Grade II Listed
- Open-Plan Kitchen Diner
  - Lounge
  - Entrance Hall
- Two Double Bedrooms
  - Bathroom
  - Rear Garden
- Private Parking
- Double Garage



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## DESCRIPTION

Standing proudly in the heart of this equally attractive 'chocolate-box' village, this glorious cottage has a huge amount of curb appeal with the added benefit of a rear driveway and very large garage. Accommodation includes a large open-plan kitchen diner with aspects both to the front and rear, a large lounge with a log burning stove, exposed bricks and period beams, two double bedrooms and a bathroom to the first floor.

## OUTSIDE

The property is approached up a rear driveway with direct vehicular access to the large double garage. A side gate leads to the rear garden which is predominantly laid to lawn with flower beds and a paved terrace immediately outside the patio doors. An additional entertaining space and bar area is located at the end of the garden.

## LOCATION

This charming and popular village offers an array of period properties, including a plethora of listed buildings, a church and a restaurant.

Beckingham provides fantastic access to a number of transport routes in the vicinity, notably the A17, A1 and A46. The neighbouring market town of Newark lies 6 miles west of the village, providing a convenient route to Newark North Gate rail connections, including high speed links to London in 1 hour 18 minutes and Nottingham in 23 minutes. A charming market town steeped in history, Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. The town enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

Sleaford lies 14 miles east of the village, offering a good range of amenities, with the cathedral city of Lincoln and market town Grantham lying equidistant to the village, approximately 20 miles away.

## SCHOOLS

The local village of Brant Broughton offers 'Good' Ofsted rated Brant Broughton C of E and Methodist Primary School. With The Newark Academy, Magnus Church of England Academy and Sir William Robertson Academy within easy reach of Beckingham. Highfields School offers private education in nearby Newark.





#### SERVICES

The property is centrally heated throughout (LPG) with mains water, electricity and drainage all connected.

#### ENERGY PERFORMANCE

Rating: Exempt

#### COUNCIL TAX

Band: C

#### METHOD OF SALE

The property is offered for sale by Private Treaty.

#### TENURE

Freehold with vacant possession upon completion.

#### VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

#### ADDITIONAL INFORMATION

For further information, please contact Mount & Minster:

T: 01476 851400

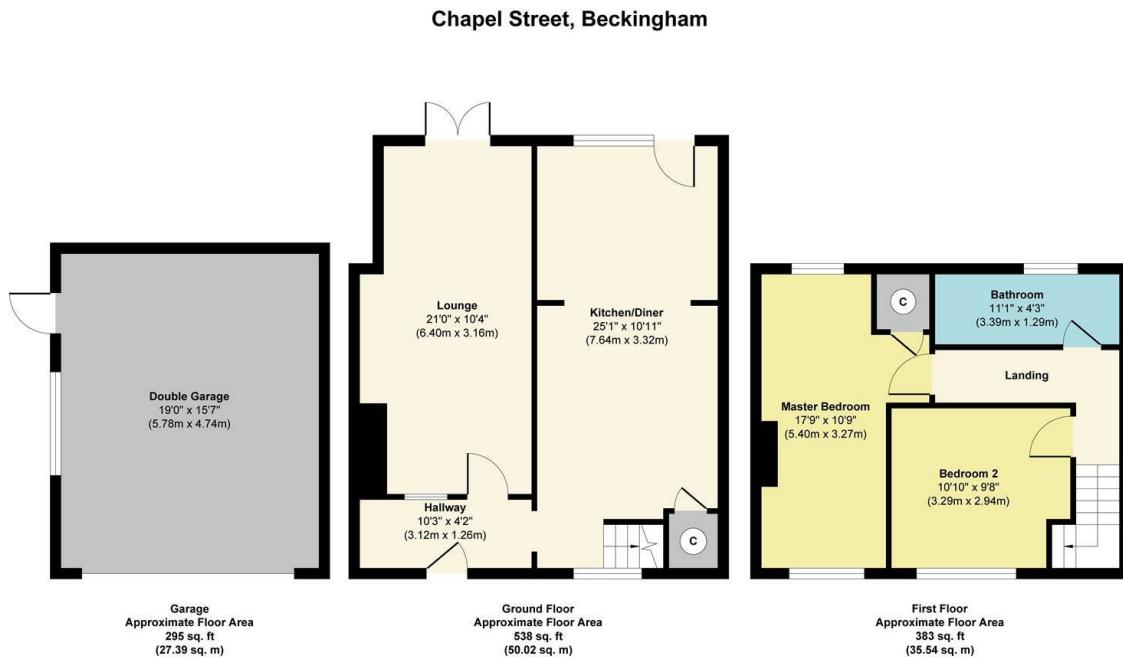
e: info@mountandminster.co.uk

#### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







**Approx. Gross Internal Floor Area 1216 sq. ft / 112.95 sq. m (Including Garage)**

Illustration for identification purposes only; measurements are approximate, not to scale.

Produced by Elements Property



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