47 Main Street, Woodborough, NG14 6EA

Price Guide £650,000

3 1 2 E

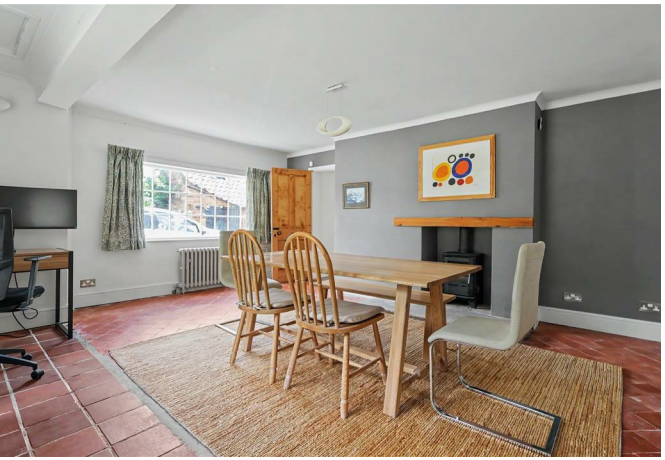
Marriotts

AGA

47 Main Street
Woodborough, NG14 6EA

- Period detached cottage
- Three double bedrooms and attractive bathroom
- Utility room and cellar
- Extensive plot with Orchard
- Two large receptions and breakfast kitchen
- Full of character

GUIDE PRICE £650,000 - £675,000!! Bursting with charm and character, this impressive detached cottage occupies a generous plot of approximately one third of an acre in the heart of the village, just a short stroll from local pubs, village amenities and a children's play park conveniently located just along the road!



Price Guide £650,000

Dating back to the 1700s, the property showcases an abundance of original period features, including exposed timbers and beams, traditional style radiators, latch doors and a beautifully rustic farmhouse kitchen complete with a striking twin-plate AGA. The cottage offers a wealth of versatile living space, with two inviting reception rooms, each centred around a cosy log-burning stove, creating the perfect setting for relaxing or entertaining. A useful basement wine cellar adds further character and practicality.

To the first floor are three well-proportioned double bedrooms, a stunning family bathroom with feature bath and separate shower cubicle. There is also a separate WC.

Externally, the property truly comes into its own. The substantial plot incorporates extensive outbuildings, a former stable/garaging, workshop, large shed with veranda and a delightful orchard, offering endless potential for gardening enthusiasts, hobbyists or those seeking additional storage and workspace.

Offered to the market with NO UPWARD CHAIN, this is a rare opportunity to acquire a character-filled village home with generous gardens, excellent outbuildings and a superb central location.

Entrance Hall

With front entrance door, solid engineered oak flooring which continues through to the living room, double cloaks cupboard housing the Worcester Bosch combination gas boiler installed around 2016. Radiator, beamed ceiling with LED downlights, RCD board fitted in 2017 and door leading to the downstairs toilet.

Downstairs Toilet

Also with oak flooring, wash basin, toilet, heated towel rail, exposed beams, LED downlights and two side windows.

Living Room

With engineered Oak flooring, windows to three sides, two radiators and exposed original beams, inglenook-style fireplace with wood burner, several wall-light points and door through to the inner lobby.

Inner Lobby

Stairs leading to the first floor landing, door and stairs leading down to the cellar and door to the kitchen.

Breakfast Kitchen

With slate tile effect flooring, the kitchen area is fitted with a range of wall and base units, with pull-out corner carousel, solid wooden worktops and upstands, inset circular sink unit and fitted illuminated shelving. Appliances consist of a Bosch electric double oven, built-in microwave oven and Bosch induction hob. Integrated fridge and slimline dishwasher, exposed original beams with LED downlights, recessed gas-fired AGA with twin hot plates, walk-in pantry, door leading to the dining room and access to the utility room. An entrance porch provides access to the outside.

Utility Room

Matching units with wood worktops, large inset Belfast stainless steel sink, housing for a washing machine, fitted shelving, LED downlights and front window.

Dining Room

Also with a feature wood burner with timber mantle and large stone flagged hearth. Quarry tiled floor, two radiators and windows to both the side and front.

First Floor Landing

Traditional-style radiator, LED downlights, double airing cupboard and Velux window.

Bedroom 1

A dual aspect room with exposed floor boards, two traditional radiators, decorative cast iron fireplace and loft access with ladder in to the roof space with electrics.

Bedroom 2

With exposed beams, decorative cast-iron fireplace, two traditional radiators, windows to both front and rear and a low-level door leading to a further storeroom with light and front window,

Bedroom 3

With exposed floorboards, traditional radiator and window to the front.

Bathroom

With feature marble mosaic tiled floor, the suite consists of a fully tiled cubicle with chrome main shower, large feature bath with central mixer and a large wash basin. Marble tiling to the remaining walls, heated towel rail, exposed beams, LED downlights and Velux window to the front.

Separate Toilet

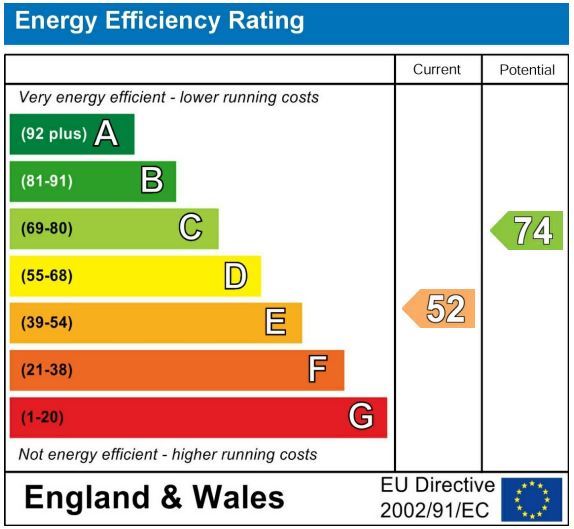
Consisting of a traditional-style toilet and wash basin, marble mosaic tiled floor, traditional radiator, LED downlights and a Velux window to the rear.

Outside

To the front, there is an ample driveway with picket fencing and gates. The front garden is lawned and lined with Silver Birch trees. Directly in front of the property, there is a detached brick-built stable with pitch tiled roof. Next to the stable is a large detached workshop with a sliding roller door, light and power. Next to the workshop is a separate up-and-over door, which leads to an attached covered outdoor area, which could be a great space for outside entertaining. That then leads onto the main garden, which is lawned, where there's a further large wooden shed/workshop, with covered veranda, outside tap and power. There is also a greenhouse, feature-walled seating area and gated arch leading to the orchard, with a selection of apple trees, mature oak and vegetable plot, enclosed with a majority fenced perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough - Band F
PROPERTY CONSTRUCTION: solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: hallway
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

naea | propertymark PROTECTED

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK