

HoldenCopley

PREPARE TO BE MOVED

Church Street, Southwell, NG25 0HQ

Offers Over £299,950

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GRADE II LISTED OLD GEORGIAN COTTAGE WITH ORIGINAL SHOP WITH VALID CLASS E USE...

CASH BUYERS ONLY

This charming Georgian cottage, once home to The Master Tailor to Southwell Minster, has been tastefully refurbished to a high standard by a Chartered Surveyor couple. Combining both residential and commercial spaces, it presents a unique investment opportunity for cash buyers seeking dual rental income. The property includes a separate Class E ground floor shop, previously a dog groomer and vintage shop, now used as a photographic studio by the current owner. With Class E designation, the space offers a range of potential uses, from a barbershop or artist studio to a café or day nursery. The commercial area can also be easily separated from the residential part. NOTE cash buyers are required as it is unlikely that a conventional residential mortgage will be granted due to this mixed use. Located in a sought-after village with convenient access to local amenities, the property has a distinctive charm. Upon entering through the lower ground floor, you're welcomed into a spacious utility/office room featuring a striking cast-iron fireplace. Steps lead up to the ground floor, where the former shop front now serves as a dining room/photography set, also boasting a beautiful cast-iron fireplace. The hallway leads to a modern kitchen, where contemporary elements blend with original features like a wooden beam ceiling and another cast-iron fireplace. On the first floor, a large living room with yet another cast-iron fireplace continues the theme of traditional elegance, while across the landing, a stylish three-piece bathroom suite combines modern comfort with the cottage's timeless appeal. The second floor houses two well-sized double bedrooms, each with its own cast-iron fireplace, adding character and warmth. Outside, the property opens directly onto the street, with a small side stone patio space and steps leading to the main Georgian canopy entrance.

MUST BE VIEWED





- Grade II Listed Old Georgian Cottage & Shop
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Utility/Office Room
- Three-Piece Bathroom Suite
- Sought After Location
- Cash Buyers Only
- Must Be Viewed





LOW LEVEL

Utility/Office Room

13'5" x 12'11" (4.10 x 3.95)

The utility/office room has Amtico wood-effect flooring, a decorative feature fireplace, a Belfast sink with a solid wooden worktop, and mixer taps, an understairs in-built cupboard, space and plumbing for a washing machine, space for a tumble dryer, and a door providing access into side of the property.

GROUND FLOOR

Dining Room/Shop

14'6" x 13'2" (4.44 x 4.03)

The dining room has two sash style windows to the front and side elevation, a wrought iron feature fireplace with a decorative surround, Amtico marble effect flooring, Georgian panelled door providing access into the ground floor accommodation.

Hallway

The hallway has Amtico marble-effect vinyl flooring, carpeted stairs, and a bespoke Georgian style panelled solid timber main front door to the side elevation.

Kitchen

13'2" x 9'3" (4.02 x 2.82)

The kitchen has a range of fitted base and wall units with black Granite worktops, a Belfast sink with mixer taps, space for a range cooker with a stainless steel splashback and extractor fan, a cast iron feature fireplace with a decorative surround, a Amtico wooden floor, space for a dining table, and a sash style window to the side elevation.

FIRST FLOOR

Landing

7'2" x 5'5" (2.19 x 1.66)

The landing has a sash style window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Living Room

14'5" x 13'1" (4.40 x 3.99)

The living room has a sash style window to the front elevation, a cast iron feature fireplace with a decorative surround, a decorative original Georgian coving to the ceiling, decorative coving to the ceiling, a wall-mounted heater, and carpeted flooring.

Bathroom

13'0" x 8'5" (3.98 x 2.57)

The bathroom has a sash style window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a freestanding bath with central mixer taps and a handheld shower fixture, a cast iron feature fireplace with a decorative surround, an in-built cupboard, a chrome heated towel rail, a wooden beam to the ceiling, and Amtico wood-effect flooring.

SECOND FLOOR

Upper Landing

8'2" x 5'6" (2.50 x 1.68)

The upper landing has a sash style window to the side elevation, carpeted flooring, and access to the second floor accommodation.

Master Bedroom

14'4" x 13'1" (4.38 x 3.99)

The main bedroom has a sash style window to the side elevation, a wall-mounted heater, a cast iron feature fireplace with a decorative surround, exposed original, Oak beams to the ceiling, and carpeted flooring.

Bedroom Two

13'0" x 8'3" (3.97 x 2.52)

The second bedroom has two windows to the side elevations, a wall-mounted heater, exposed original Oak beams to the ceiling, and carpeted flooring.

OUTSIDE

To the outside of the property is directly onto the kerb, and to the side is a small courtyard with steps leading to the side entrance.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – Yes flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No (Commercial use on shop element)

Other Material Issues – Yes (Grade II listed status Dampness was professionally treated under G*tee by Preserva)

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		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	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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