



Perrimay Cottage, Fosse Road, Brough, Newark

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OLIVER REILLY



# Perrimay Cottage, Fosse Road, Brough, Newark

Asking Price: £400,000

- SUBSTANTIAL SEMI-DETACHED HOME
- TWO/ THREE RECEPTION ROOMS & CONSERVATORY
- SPACIOUS DINING KITCHEN & UTILITY ROOM
- INTEGRAL DOUBLE GARAGE & EXTENSIVE BLOCK PAVED DRIVEWAY
- INDIVIDUAL, VERSATILE & FULL OF POTENTIAL!
- THREE/FOUR BEDROOMS
- ATTRACTIVE NON-ESTATE LOCATION
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- MAGNIFICENT 1.15 OF AN ACRE PLOT WITH THREE STABLES
- EASE OF ACCESS ONTO A46 & A1. Tenure: Freehold EPC 'bbc'

## TAKE A SLICE OF THE GOOD LIFE...!

Picture yourself at Perrimay Cottage, an idyllic semi-rural retreat. Promising spacious and adaptable living. Combined with an exciting and extensive 1.15 OF AN ACRE PLOT. Currently utilised for equestrian purposes, with three stables and a PANORAMIC COUNTRYSIDE OUTLOOK.

Not only are you treated to PICTURESQUE PRIVACY but the CENTRAL CONVENIENCE to Newark, Lincoln and surrounding villages, via the A46 corridor ensures links to a range of amenities, all within close proximity.

There are a great range of equestrian facilities nearby with Danethorpe Hill Cross Country Course, Oakridge Arena in Collingham, and public bridleways for hacking.

This hugely unique home provides a substantial internal layout, set OVER 2,000 SQUARE/FT and retains a wealth of warmth and original character features throughout. Comprising: Inviting reception hall with vaulted ceiling, dining kitchen, generous DUAL-ASPECT living room an equally large dining room, front porch, sitting room/ ground floor bedroom (4) with log burner, shower room, utility room and a sizeable conservatory, overlooking the private garden.

The first floor hosts TWO DOUBLE BEDROOMS and a four-piece family bathroom.

The second floor provides a FURTHER DOUBLE BEDROOM.

Externally, the property is greeted with a SUBSTANTIAL BLOCK PAVED DRIVEWAY, with access into an INTEGRAL DOUBLE GARAGE. There is a charming and formal rear garden, leading to THREE STABLES, a tack room and an adjoining field/ paddock.

Additional benefits of this unique semi-detached home include uPVC double glazing and LPG heating.

Showcasing SPACE, SCOPE & SCENIC SERENITY...IN ABUNDANCE! Put this property to the top of your list! Internal viewings are ESSENTIAL, in order to fully appreciate the magnitude of options, both inside and out!



<b>RECEPTION HALL:</b>	12'4 x 9'4 (3.76m x 2.84m)
<b>DINING KITCHEN:</b>	14'3 x 8'7 (4.34m x 2.62m)
<b>LOUNGE:</b>	16'7 x 15'2 (5.05m x 4.62m)
<b>DINING/FAMILY ROOM:</b> Max measurements provided.	15'6 x 15'4 (4.72m x 4.67m)
<b>SITTING ROOM/ GROUND FLOOR BEDROOM (4):</b> Max measurements provided.	17'7 x 7'9 (5.36m x 2.36m)
<b>GROUND FLOOR SHOWER ROOM:</b>	6'9 x 4'3 (2.06m x 1.30m)
<b>UTILITY ROOM:</b>	14'1 x 5'10 (4.29m x 1.78m)
<b>LARGE CONSERVATORY:</b>	16'6 x 14'9 (5.03m x 4.50m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	14'1 x 6'3 (4.29m x 1.91m)
<b>MASTER BEDROOM:</b> Max measurements provided.	15'8 x 12'7 (4.78m x 3.84m)
<b>BEDROOM TWO:</b> Max measurements provided.	13'2 x 9'9 (4.01m x 2.97m)
<b>FOUR-PIECE FAMILY BATHROOM:</b>	8'7 x 8'1 (2.62m x 2.46m)
<b>SECOND FLOOR:</b> The secondary staircase on the first floor leads up to an internal door, to the third (double) bedroom.	
<b>BEDROOM THREE:</b> Max measurements provided. Width reduces to 10'3ft. (3.12m).	16'4 x 14'10 (4.98m x 4.52m )
<b>INTEGRAL DOUBLE GARAGE:</b> Accessed via a manual up/ over garage door. Equipped with power and lighting. Providing great scope to be utilised into additional living accommodation. Subject to relevant approvals.	
<b>STABLE 1:</b> Of timber construction, with a single stable door. Equipped with lighting.	12'2 x 11'9 (3.71m x 3.58m)
<b>STABLE 2:</b> Of timber construction, with a single stable door. Equipped with lighting.	12'2 x 11'9 (3.71m x 3.58m)





**STABLE 3:** 11'9 x 11'9 (3.58m x 3.58m)  
Of timber construction, with a single stable door. Equipped with lighting.

**EXTERNALLY:**  
This cracking character cottage lies in the heart of a beautiful semi-rural village position. Boasting ease of access onto the A46. Hosting links to Newark, Lincoln and Grantham. The front aspect is greeted with a BLOCK PAVED DRIVEWAY. Allowing AMPLE OFF-STREET PARKING and access into an integral double garage, which could be adapted and utilised into additional living accommodation. Subject to relevant approvals. The front garden is laid to lawn, with a range of mature hedge-rows, to ensure a high-degree of privacy. Access to the front porch and additional reception hall, via uPVC external doors. A galvanised metal farm gate opens into the adjoining field/ paddock. Providing vehicle access, with part hedged and fenced boundaries. The delightfully private rear garden is laid to lawn, with an array of established bushes and shrubs, two paved seating areas, three stables and a wooden tack room. Also providing access into the field/ paddock, via a five bar gate. There are high-level hedged side and rear boundaries.

**Services:**  
Mains water and electricity are all connected. Drainage is connected via a septic tank. The property also provides LPG heating, via a modern combination boiler, installed in 2024 and uPVC double glazing throughout.  
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 2,075 Square Ft.**  
Measurements are approximate and for guidance only. This includes the integral double garage.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'tbc'- On Order**  
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Brough**  
Perrimay Cottage is set within a wonderfully idyllic and rural hamlet of Brough. Situated approximately 6 miles from the historic market town of Newark-On-Trent and approximately 14 miles from the City of Lincoln. the property hosts ease of access onto the A46 and A1, with a wide range of excellent amenities on hand, in the nearby village of Collingham, located approximately 2.5 miles away. The village has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along two Churches and a Methodist Chapel.

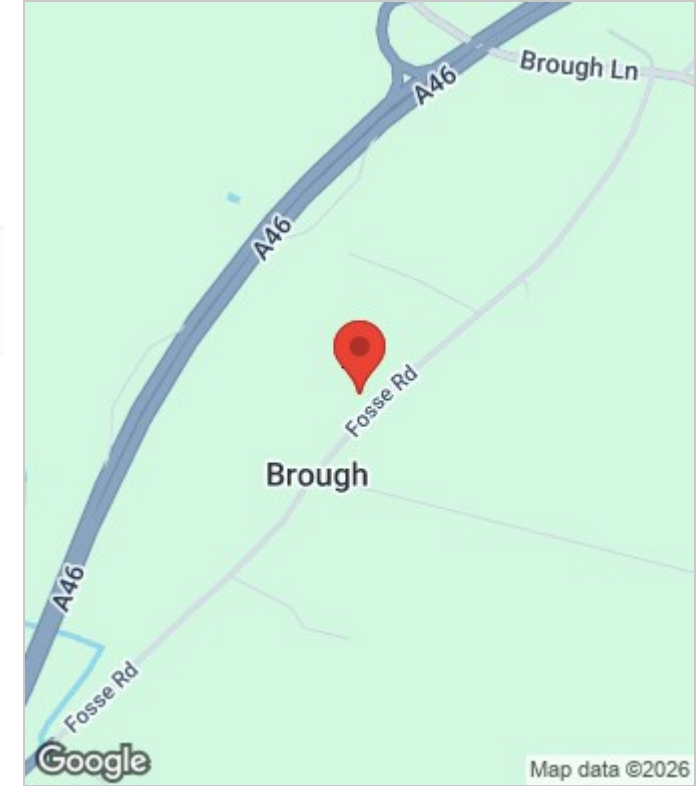
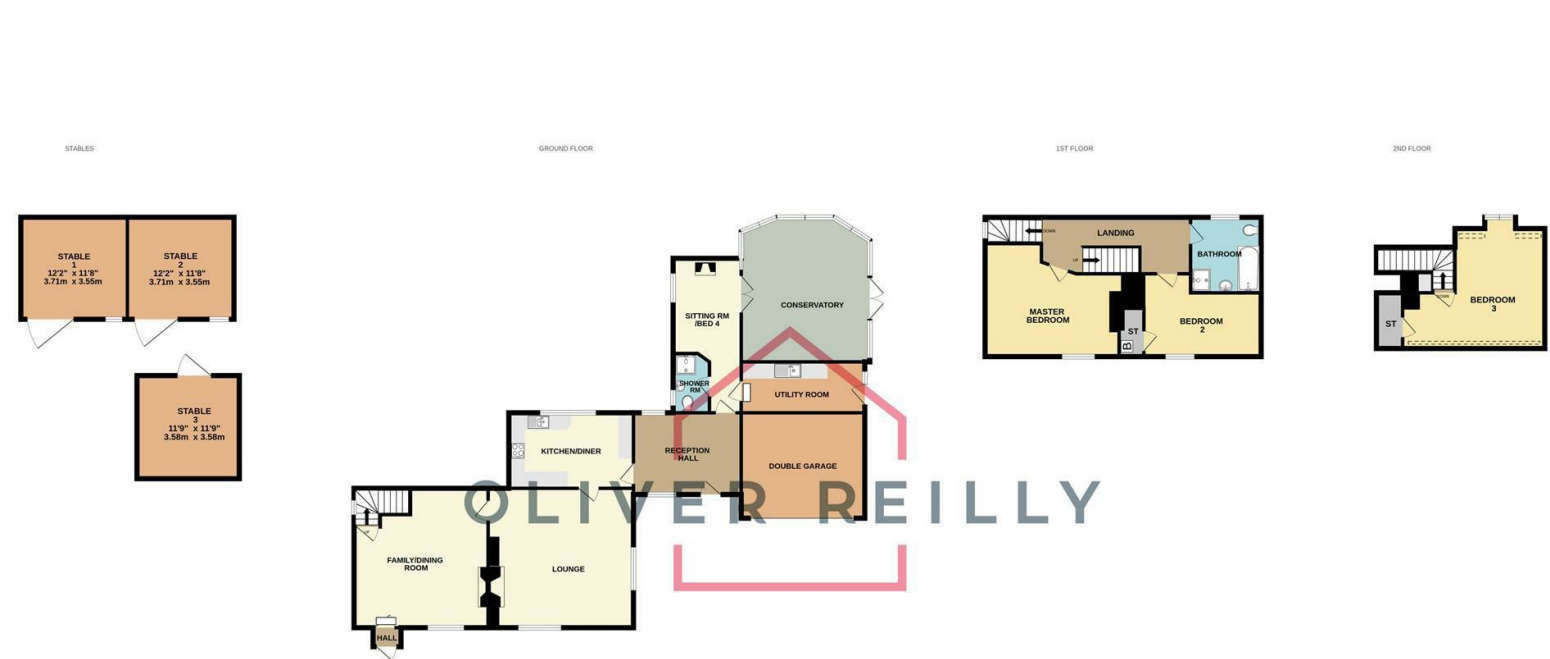
**Viewing Arrangements:**  
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**  
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**  
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







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

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