



East View Cottage, Fosse Road, Brough, Newark

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East View Cottage, Fosse Road, Brough, Newark

£750,000

- Substantial Detached Residence
- Three/Four Reception Rooms
- Extensively Remodelled & Extended
- Enjoying Circa 0.5 Acre Plot
- Detached Garaging, Workshop & Home Office
- Five Bedrooms & Three Bathrooms
- Highly Private Rural Setting
- Spacious & Adaptable Accommodation
- Panoramic Open Aspects
- Tenure: Freehold EPC 'D'

STANDING PROUD IN A LEAGUE OF ITS OWN. PREPARE TO BE IMPRESSED! We are proud to present this highly unique and tastefully remodelled, extended detached family residence. Privately positioned behind an electric gated entrance, sitting in grounds of circa 0.5 acre. East View Cottage has been substantially extended over recent years, doubling its layout and proportions, to create a wonderfully free-flowing home, combining a variety of traditional features with stylish contemporary design. The property is surrounded by unspoiled open countryside, whilst providing ease of access onto the A46, leading into both the City of Lincoln and the historic market town of Newark-On-Trent, which hosts a MAIN LINE RAILWAY SERVICE via Newark North Gate Station, directly into LONDON KINGS CROSS STATION. The property's vastly spacious and sublime layout comprises: Inviting reception hallway with oak double doors opening into a sizeable dual-aspect living room, with exposed brickwork and decorative beams, ground floor cloakroom, fully fitted utility room, a SUPERBLY FITTED OPEN PLAN DINING KITCHEN with a central exposed brick fireplace, leading through to a cosy family room. Furthermore the ground floor provides a useful study, sitting room with log burner and an additional utility room with W.C. The first floor welcomes a STUNNING galleried landing with an eye-catching central window and oak staircase, providing access into FIVE BEDROOMS, two of which possess a contemporary en-suite shower room. Furthermore there is a walk-in dressing room complimenting the master bedroom, quirky mezzanine floor within the second bedroom, creating a wonderful snug/play room and a generous four-piece family bathroom. Externally the property enjoys a highly private garden, extensive gravelled driveway, an oversized garage, with electric roller door and attached workshop, with a further detached Home Office, providing power and lighting, which could be further developed, subject to relevant approvals.



- Reception Hall:** 15'4 x 10'4 (4.67m x 3.15m)
A wonderfully inviting and classy reception space, with porcelain tiled flooring, a winding oak staircase with glass balustrade rising to the first floor. Wall mounted CCTV monitor screen, open access through to the inner reception hall. Oak internal doors opening into the Utility room, living room and cloakroom;
- Cloakroom:** 10'8 x 3'1 (3.25m x 0.94m)
With continuation of the porcelain tiled flooring. Providing a low level W.C and wall mounted ceramic wash hand basin with chrome mixer tap. uPVC double glazed window to the rear elevation.
- Utility Room:** 10'8 x 8'9 (3.25m x 2.67m)
With continuation of the porcelain tiled flooring. Providing a fully fitted utility space with an extensive range of fitted storage cupboards, providing an integrated Belfast sink with chrome mixer tap with marble effect work surfaces and upstands over. Under counter provisions for a washing machine and tumble dryer. Wall mounted central heating thermostat. Inset ceiling spotlights, extractor fan and uPVC double glazed window to the side elevation.
- Living Room:** 22'6 x 21'9 (6.86m x 6.63m)
A substantial living space with carpeted floor coverings, exposed brickwork and wooden beams. With uPVC double glazed windows to the front and side elevation and uPVC double glazed French doors opening out onto the garden.
- Inner Reception Hall:** 9'6 x 8'7 (2.90m x 2.62m)
With continuation of the porcelain tiled flooring. uPVC double glazed window to the rear elevation and a uPVC double glazed external side door, leading out onto a large paved patio. Internal access through to the open plan dining kitchen;
- Open Plan Dining Kitchen:** 21'6 x 20'8 (6.55m x 6.30m)
A superb OPEN PLAN living space. With oak floor coverings. Hosting an extensive fitted kitchen with a range of complimentary wall and base units with granite work surfaces over. With provision for a freestanding Range cooker with extractor hood above, integrated sink with mixer tap and granite routed drainer. Integrated dishwasher. Provision for a freestanding American-style fridge freezer. Fitted under stairs storage cupboard. Inset ceiling spotlights, two uPVC double glazed windows to the rear elevation. Open plan access into the dining room which hosts a central ceiling light fitting. French doors opening out onto the garden. Two exposed brick open archways lead into the family room. Further access into the second utility room.
- Utility Room:** 6'7 x 7'5 (2.01m x 2.26m)
With a range of wall and base units, providing further useful storage space with a partial opening which provides a low level W.C and wall mounted wash hand basin. Access to the electrical RCD consumer unit.
- Family Room:** 13'6 x 9'7 (4.11m x 2.92m)
A delightfully cosy dual-aspect reception space with carpeted floor coverings, a wonderful dual-sided open fireplace which provides scope to add a multi-fuel burner, subject to relevant approvals and inspections. uPVC double glazed windows to the front and side elevation. Access into the study;
- Study:** 9'6 x 5'9 (2.90m x 1.75m)
With laminate floor coverings and uPVC double glazed window to the rear elevation.

Inner Hall: 3'8 x 3'3 (1.12m x 0.99m)
This was the original entrance to the house, prior to its extension. With an obscure uPVC double glazed external door, carpeted stairs rising to the first floor and access into the sitting room;

Sitting Room: 13'5 x 10'9 (4.09m x 3.28m)
With carpeted floor coverings, two wall mounted light fittings and an exposed brick fireplace housing an inset log burner. uPVC double glazed window to the front elevation.

Galleried Landing: 20'3 x 10'8 (6.17m x 3.25m)
A stunning modern landing which provides a host of space, immediately drawn to the high level aluminum double glazed window to the rear elevation, exposing a huge degree of natural light, whilst still retaining a high level of privacy. Providing carpeted floor coverings, a beautiful central light fitting, glass balustrade and access through to the inner hall and into the master bedroom;

Master Bedroom: 17'9 x 15'3 (5.41m x 4.65m)
A very spacious DOULBE bedroom with carpeted floor coverings, central ceiling light fittings, exposed decorative beams, uPVC double glazed windows to the front and side elevation, Velux roof light to the side elevation. Access via two oak internal doors into the en-suite and dressing room.

Master En-Suite: 8'8 x 6'1 (2.64m x 1.85m)
With tiled floor coverings and majority walled tiled splash backs. A spacious contemporary three piece suite comprising: large walk-in double shower with mains shower facility, low level W.C, ceramic wash hand basin with chrome mixer tap and under counter vanity storage unit. Chrome heated towel rail. Under floor heating, inset ceiling spot lights, extractor fan and obscure uPVC double glazed window to the side elevation.

Dressing Room: 4'4 x 6'1 (1.32m x 1.85m)
With carpeted floor coverings. Providing extensive fitted storage/ wardrobe space with uPVC double glazed window to the side elevation and Velux roof light.

Bedroom Two: 15'1 x 10'7 (4.60m x 3.23m)
A further DOUBLE bedroom with carpeted floor coverings, inset ceiling spot lights and uPVC double glazed window to the rear elevation. A fixed ladder provides access up to a quirky mezzanine flor/ snug. Internal access into the en-suite.

Mezzanine Floor:
A superb snug area, with carpeted floor coverings and timber balustrade, overlooking the second bedroom. Perfect for relaxing and watching TV or for children to utilize as additional play space.

Bedroom Three: 13'6 x 12'9 (4.11m x 3.89m)
A further DOUBLE bedroom, located in the original part of the property. With carpeted floor coverings, inset ceiling light fitting and uPVC double glazed window to the front elevation.

Bedroom Four: 10'9 x 9'1 (3.28m x 2.77m)
A further SIZEABLE DOUBLE BEDROOM, located in the original part of the property. With carpeted floor coverings, inset ceiling light fitting and uPVC double glazed window to the front elevation. Access into a useful over stairs storage cupboard with lighting.

Bedroom Five: 12'7 x 7'8 (3.84m x 2.34m)
Located in the original part of the property. With carpeted floor coverings, ceiling light fitting and uPVC double glazed window to the rear elevation. Lofty hatch access space which provides VELUX roof lights and superb scope to be converted, if required, subject to relevant planning/ building approvals.

Family Bathroom: 14'8 x 7'6 (4.47m x 2.29m)
A superbly spacious modern FOUR-PIECE SUITE comprising: Freestanding roll-top bath with freestanding chrome mixer tap, low level W.C, ceramic wash hand basin with chrome mixer tap and inset vanity storage unit below, large corner fitted shower cubicle with sliding double doors and mains shower facility. Wall mounted Victoria style radiator, tiled floor coverings, wall mounted chrome heated towel rail, inset ceiling spotlights, extractor fan, obscure uPVC double glazed window to the rear elevation.

Oversized Detached Garage: 18'1 x 18'0 (5.51m x 5.49m)
Of brick built construction with a pitched tiled roof. Providing an electric roller door and timber window to the side elevation. With power and lighting.

External Workshop: 9'6 x 7'9 (2.90m x 2.36m)
Attached to the oversized garage, with wooden window to the side elevation, providing power and lighting.

Detached Home Office: 18'3 x 9'5 (5.56m x 2.87m)
A detached brick built outbuilding. Previously used as a functional home office. With power and lighting, two wooden windows to the front and side elevation. Providing excellent scope to be re-used as a home office, prior to some cosmetic improvement.

Externally:
The property enjoys a wonderful triangulated plot, standing on approximately 0.5 of an acre. The front aspect offers an electric gated driveway, opening into an extensive gravelled driveway, which in-turn leads down to the detached garage. There is extensive parking options, sufficient enough for a wide range of vehicles, including a caravan/ motor home. There is a formal paved patio, sizeable front garden which is predominantly laid to lawn with an array of planted borders and raised beds. The garden enjoys an unspoiled outlook over mature open fields, with a field gate opening into an extended wild garden, which could be developed and incorporated with the main formal external space.

Services:
Mains water, drainage, and electricity are all connected. The property also provides oil fired central heating, uPVC double glazing throughout and a full CCTV security system.
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.

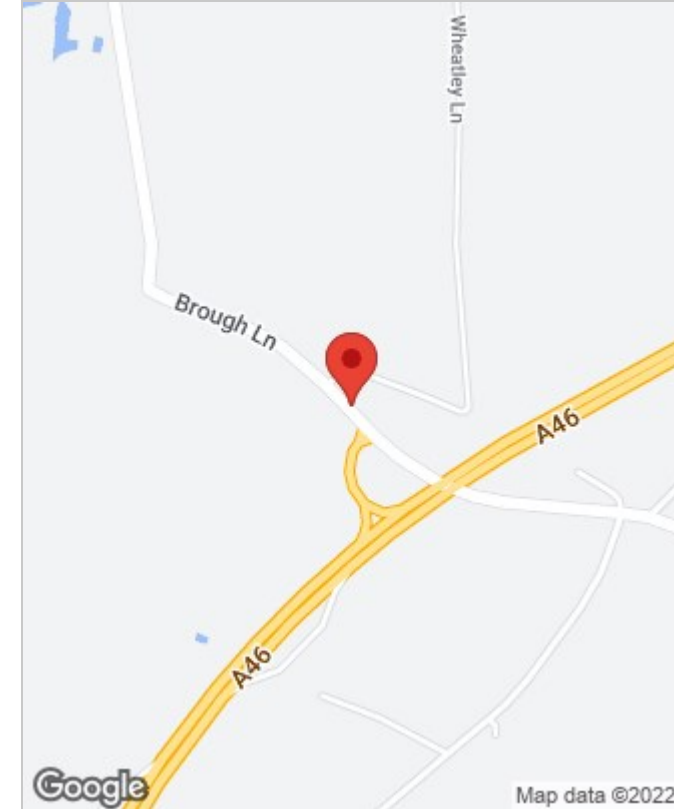
Approximate Size: 3,110 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
Newark & Sherwood District Council.

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(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	

Council Tax: Band 'D'
This can be subject to change.

EPC: Energy Performance Rating: 'D'

Local Information: Brough

East View 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 with 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 an 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 within 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.