

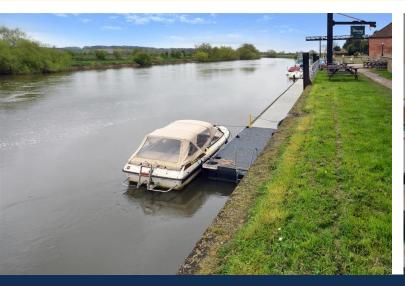


Eagle House, Main Street

Fiskerton, Southwell, NG25 OUL

£425,000

Stunning Grade 2 listed end terrace cottage which was once the village public house having the additional benefit of riparian mooring and fishing rights with pontoon being located in the popular Trent Valley village of Fiskerton. Delightful water front location with views beyond over open fields this unique home offers cleverly extended accommodation including, open plan kitchen/diner, inner hall, ground floor double bedroom with en-suite shower room and bathroom. First floor, lounge with bay window offering views over the River Trent and beyond, Bedroom two. Outside, private parking for two cars with separate annex including car port, studio/gym and store which offers scope as office space or flexible workshop space. To the front of the property the Trent side path leads to a private pontoon which has riparian mooring and fishing rights.





Main Street, Fiskerton, Southwell, NG25 OUL



All mains services available. Gas central heating.

EPC RATING — Exempt.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

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Fiskerton Eagle House offers superb views over the River Trent and Trent Valley beyond, with Main Street situated just to the rear of the property offering a pleasant walk down to the river. The nearest primary school is Bleasby C of E and the Minster School in Southwell is the nearest secondary school. Bleasby is just under 2 miles away, Southwell just under 3 miles, Newark just under 5 miles. Newark offers direct rail link to London Kings Cross with journey times of times of approx. 80 minutes.

Access is gained via a private road (Anchordown)

Main entrance door leads to;

Open Plan Kitchen Diner 4.42m x 3.94m (14'6 x 12'11) Tastefully extended offering a range of handmade wall and floor units, Caple undermounted sink, granite worksurfaces (Everhot oven with induction hob available by separate negotiation) Neff integrated fridge freezer and dishwasher, pantry cupboard with shelving, vertical radiator, tiled floor, two Velux and one double glazed window to the rear

Inner Hallway Stairs off to the first floor, coved ceiling, cupboard housing electric circuit board for the main house and annex with wiring for generator, tiled floor, radiator

Bathroom $3.00\,\mathrm{m}\,\mathrm{x}$ 1.70m (9'10 x 5'7) Fitted suite comprising panelled bath with shower over and side screen, low flush wc, pedestal wash hand basin, heated towel rail, tiled floor and splash tiled surround, beamed ceiling, understairs cupboard housing plumbing for washing machine

Master Bedroom $3.81\,m\,x\,3.78m$ (12'6 x 12'5) Bay fronted Sash window to the front with blinds, mirror fronted wardrobe and two further cupboards/wardrobes, door leads to the front of the property

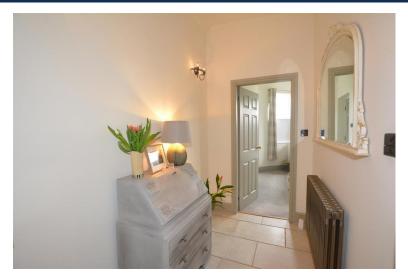
En Suite 3.00m x 0.91m (9'10 x 3) Mira shower with tiled surround, pedestal wash hand basin, low flush wc, tiled floor, cupboard housing Combi central heating boiler

First Floor Landing Doors off to

Lounge 4.42 m x 4.27m (14'6 x 14) Large Sash Bay window offering views over the River Trent and countryside beyond with blinds, radiator, gas fire, recessed cupboard

Bedroom Two $3.45\,\mathrm{m}\,\mathrm{x}\,2.90\mathrm{m}$ (11'4 x 9'6) Sash window to the rear, radiator

Outside Tarmac hardstanding for two cars, rear annex which would be an ideal studio/workshop/gym measuring $15'0 \times 10'0$. Further carport ($16'5 \times 10'3$) and store area to the rear all with power and light. Delightful cobbled front garden with flower/shrub beds and borders.





The rear garden is private and peaceful with a decked area, raised flower beds, water feature and outside lighting.

Riparian Mooring/Fishing rights come with electric and water to a floating pontoon having a metal frame. Boat is available by separate negotiation

WEBSITE

Our detailed web site shows all our available properties and also gives extens ive information on all aspects of moving home, local area information and helpful information for buyers and seller s. This can be found at mun dys.n

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Slik & Better tige, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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Mundys Financia i Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia i Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE would be happy to put you in touch withour Financial Adviser who can help you to work out the cost of financing your purc hase.

None of the services or equipment have been checked or tested.
 All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

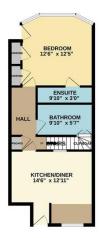
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a gene ral out line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy s has any authority to make or give represe ntation or warranty whatever in relation to this property. 1.
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GROUND FLOOR 915 sq.ft. approx.







1ST FLOOR 325 sq.ft. approx.

been made to ensure the accuracy of the floorplan contained here, measurement s and any other items are approximate and no responsibility is taken for any error responsibility to the state of the proposes only and should be used as such by any contained to the state of the s

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