



Merrycoin, The Ropewalk, Southwell, NG25 0AL

£450,000

Looking for a spacious home in a central location then look no further, situated in this prime position offering easy access to all the facilities and amenities available in Southwell, as well as being close to Lowes Wong Junior School and a short walk to Southwell Minster School. Merrycoin offers well maintained accommodation extending to over 1,300 sq ft. The accommodation briefly comprises Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Cloakroom and Ground Floor Bedroom/Office/Playroom. First Floor Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom. Outside there is a Single Garage with ample parking to the front, lawned garden and exceptionally well maintained, private rear garden with timber garden outbuilding housing a Music Room and Cinema Room. The property further benefits from 12 solar panels to the front and air sourced heat pump. We highly recommend an early viewing to appreciate the size of accommodation on offer.





SERVICES

All mains services available.

Air Source Heat Pump heating.

Solar Panels (12 to the front and 10 to the rear) generating an income of approximately £1,500 per annum (for the next 13 years). The 10 rear solar panels are not currently working.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.



ENTRANCE PORCH

With double glazed panelled main entrance door and glazed panelled door with side window leading to the Entrance Hall.

ENTRANCE HALL

3' 11" x 15' 0" (1.19m x 4.57m) With radiator, stairs rising to the First Floor Landing and under stairs storage cupboard.



LOUNGE

11' 8" x 14' 10" (3.56m x 4.52m) With double glazed bay window to the front elevation, wall lights and radiator.

DINING ROOM

9' 9" x 12' 0" (2.97m x 3.66m) With radiator and serving hatch to the Kitchen.

CONSERVATORY

8' 1" x 10' 2" (2.46m x 3.1m) With double glazed windows and door leading to the rear garden and radiator.



KITCHEN

15' 0" x 8' 5" (4.57m x 2.57m) Fitted with a range of wall, base units and drawers with work surfaces over and splash-back tiling, inset 1½ bowl sink unit and drainer with mixer tap, double glazed window to rear elevation, electric oven and gas hob with extractor fan over, plumbed and integral dishwasher, spaces and plumbing for washing machine and tumble dryer, integral fridge freezer and tiled floor.



INNER HALLWAY

8' 2" x 6' 4" (2.49m x 1.93m) With double glazed door to rear elevation, tiled floor, window to side elevation and radiator.

CLOAKROOM

With low level WC, wash hand basin, radiator, tiled floor and double glazed window to side elevation.

GROUND FLOOR BEDROOM / OFFICE / PLAYROOM

8' 2" x 12' 4" (2.49m x 3.76m) With double glazed windows to rear and side elevations and radiator.



FIRST FLOOR LANDING

Giving access to roof space and double glazed window to front elevation.

MASTER BEDROOM

9' 2" x 11' 8" (2.79m x 3.56m) With double glazed window to rear elevation, radiator, recessed wardrobe and mirrored sliding door to the En-Suite.

EN-SUITE SHOWER ROOM

With suite to comprise of shower recess with drench head and hand held shower, low level WC and vanity wash hand basin, part tiled surround and double glazed window to rear elevation.



BEDROOM TWO

10' 9" x 12' 0" (3.28m x 3.66m) With double glazed window to front elevation, radiator and fitted wardrobes.

BEDROOM THREE

8' 1" x 9' 0" (2.46m x 2.74m) With double glazed window to front elevation and radiator.

BEDROOM FOUR

7' 10" x 8' 8" (2.39m x 2.64m) With double glazed window to front elevation, radiator and double wardrobe over the stairs.

FAMILY BATHROOM

5' 0" x 8' 9" (1.52m x 2.67m) With double glazed window to rear elevation, heated towel rail, suite to comprise of low level WC, vanity wash hand basin and panelled bath with drench head and hand held shower over, rail and curtain and splash-back tiling.





OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking for numerous vehicles and giving access to the Single Garage.

There is gated side access to the rear garden which is principally laid to lawn flower/shrub borders, gravelled pathway, flagstone patio area and timber garden building.

SINGLE GARAGE

With up and over door, light and power.

TIMBER BUILDING

Housing the Music Studio and Cinema Room with light and power.



WEBSITE

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Sills & Betteridge, 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.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

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

GENERAL

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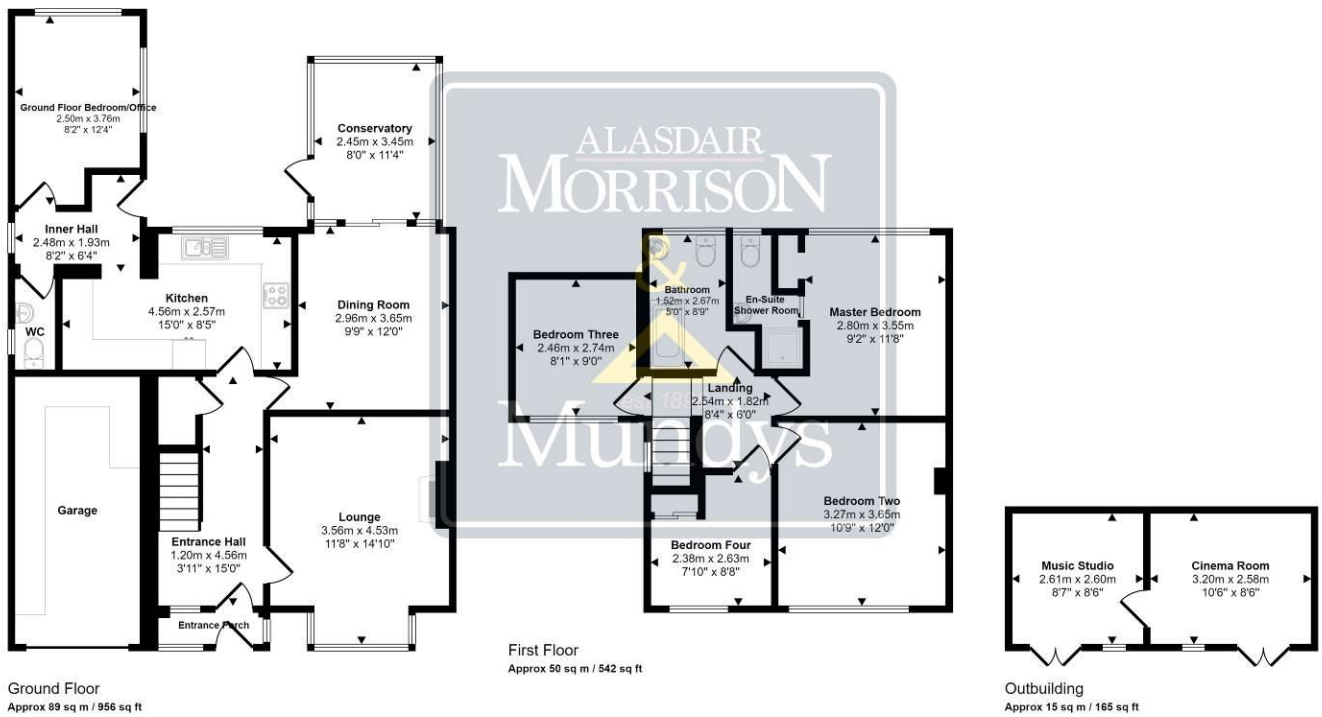
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Approx Gross Internal Area
154 sq m / 1663 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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