

## Peppers Cottage, 1 School Lane, Caunton, Newark, NG23 6AA

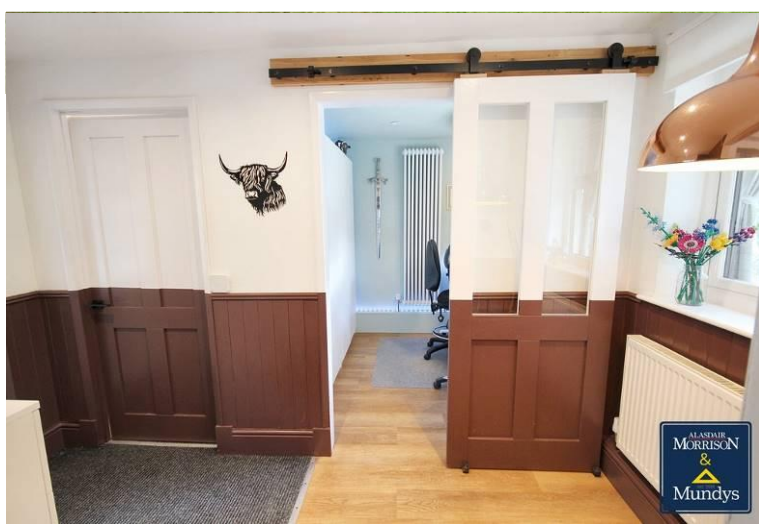
**£395,000**

This beautifully improved cottage has been lovingly and sympathetically enhanced to retain its original charm while offering modern comfort. Nestled within a stunning English-style cottage garden, the property also benefits from a detached garage and private driveway, adding both convenience and practicality. A porch leads into an entrance hallway with elegant feature panelling, setting the tone for the style throughout the home. The ground floor comprises a storage cloakroom, a functional study, a tasteful Shaker-style kitchen, and a light-filled garden room-perfect for enjoying views of the garden. The cosy living room, complete with a log-burning stove, creates a warm and inviting space for relaxation. Upstairs, there are three well-proportioned bedrooms and a beautifully finished bathroom, combining style and comfort. This charming home is ideally suited to those seeking a blend of period character and thoughtful modernisation in a picturesque setting and viewings are highly recommended to fully appreciate both the property and its desirable location.





**Peppers Cottage, 1 School Lane, Caunton, Newark, NG23 6AA**



**SERVICES**

Mains electricity and water. Drainage to septic tank.  
Oil central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Caunton is an unspoilt rural village, protected by a Conservation Area designation, having a range of amenities, a primary school, a tennis club, a church and two village public houses. There is a thriving tennis club located just outside the village on the road to Maplebeck. It is within the catchment area of the Minster School in Southwell and accessible to the main regional centres of Newark on Trent, Nottingham and Mansfield. Newark Northgate Station offers a direct rail link to London Kings Cross.







## ACCOMMODATION

### PORCH

With double uPVC double glazed doors, tiled floor and glazed door through to hallway.

### ENTRANCE HALL

11' 3" x 5' 1" (3.43m x 1.55m) With uPVC double glazed internal window at rear, feature panelling to walls, radiator, built in storage cloaks cupboard, oak laminate flooring, doorway to kitchen and sliding door to study.

### STUDY

7' 5" x 6' 9" (2.26m x 2.06m) With uPVC double glazed window to the rear elevation, vertical radiator, inset spotlights and oak laminate flooring.

### KITCHEN

19' 8" x 12' 5" maximum measurements (5.99m x 3.78m) Fitted with a Shaker style kitchen comprising base units with a work surfaces incorporating a double sink unit with a stainless steel mixer tap, Integrated full-size fridge, full-size freezer and dishwasher, semi integrated washing machine and a tumble dryer, two fitted Bosch ovens, Neff ceramic induction hob and stainless steel extractor hood, tiled splashbacks, tiled floor, radiator, stairs to first floor, door to living room and uPVC double glazed doors to garden room.



### GARDEN ROOM

13' 0" x 8' 6" (3.96m x 2.59m) Brick and uPVC double glazed construction with blue tinted glazed roof and French doors onto the garden, built-in seating with storage, oak laminate flooring and optional freestanding table.



### LIVING ROOM

18' 0" x 10' 5" (5.49m x 3.18m) With uPVC double glazed windows to the front elevation, multifuel cast iron burner, engineered oak wood flooring, radiators and bespoke built-in, cabinetry and shelving.

### LANDING

With uPVC double glazed opaque window to the rear elevation, inset spotlights, fitted dehumidifier vent, fitted storage unit and doors to the bedrooms and bathroom.

### BATHROOM

7' 10" x 6' 10" (2.39m x 2.08m) Contemporary white three-piece suite, comprising a curved panelled bath with a mains fed shower over and mix shower attachment, wash hand basin set on vanity unit and low-level WC, tiled splashbacks, feature panelling to wall, inset spotlights, extractor, radiator, vanity unit and uPVC double glazed opaque window to the rear elevation.







### BEDROOM ONE

13' 4" x 12' 7" maximum measurements (4.06m x 3.84m) Dual aspect with uPVC double glazed window to front, timber double-glazed windows to the rear, radiator, wall light points, access to roof space and large wardrobes.

### BEDROOM TWO

10' 11" x 9' 3" (3.33m x 2.82m) With uPVC double glazed window to the front elevation, radiator, access to roof space and built-in storage cupboards.

### BEDROOM THREE

9' 7" x 8' 9" (2.92m x 2.67m) With uPVC double glazed window to the front elevation and vertical column radiator.

### OUTSIDE

To the front there is a small low maintenance garden, block paved driveway and detached brick built garage to the side with gated access to rear garden. The rear garden has a sunken paved patio and is mostly lawned with raised brick borders. There is also a raised pond, shed, brick-built raised beds and a large log store at the end of the garden.

### GARAGE

Approx 21 sq m / 228 sq ft. Having double doors, power, light and personnel door.



#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

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 Calum 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial 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.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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 these 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 thoroughly 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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

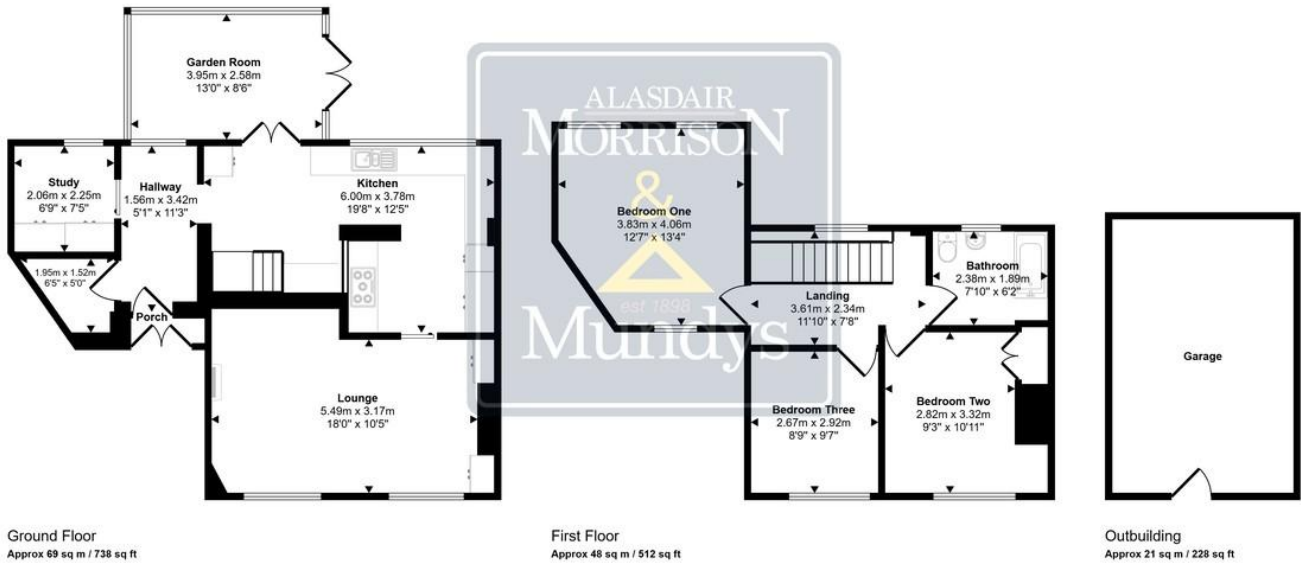








Approx Gross Internal Area  
137 sq m / 1478 sq ft



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.



46 Middle Gate  
Newark  
NG24 1AL

newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN

southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

info@mundys.net  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH

info@mundys.net  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.