



Ivy Cottage, Main Road Besthorpe, Newark, NG23 7HR



£350,000

[Book a Viewing](#)

Beautifully extended and thoughtfully modernised, this exceptional home effortlessly blends the timeless charm of the original cottage with contemporary style and comfort. At its heart lies a stunning refitted kitchen-diner, styled with classic Shaker units and enhanced by a range of integrated appliances, creating an inviting space for both everyday living and entertaining. The character-filled living room offers a warm and cosy retreat, centred around a charming log-burning stove, while a versatile study provides the perfect environment for working from home or could serve as an additional bedroom. This is complemented by a modern downstairs wet room. A side entrance leads to a practical utility room, completing the well-planned ground floor layout. Upstairs, three good sized bedrooms are served by a beautifully refitted bathroom, featuring a freestanding roll-top bath for a touch of luxury. The windows have been tastefully replaced, with several enjoying traditional sash styling that enhances the property's period feel. Externally, the home benefits from off-road parking and gardens to both sides, offering pleasant outdoor spaces to relax and enjoy. Combining character, modern convenience, and an enviable setting, this is a home that truly captures the best of both worlds.





SERVICES

Electric, water and drainage mains services available. Oil central heating.

EPC RATING – E.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Besthorpe village is a picturesque village situated 2 miles from Collingham. The village benefits from a splendid, nationally acclaimed nature reserve, a newly installed childrens play ground, Lord Nelson public house, village hall with a linked walkway through to the Holy Trinity Church creating a social hub for the village. Nearby Collingham village has excellent sporting facilities and many amenities including primary school, medical centre, Co-op, hairdressers, community public house and village hall as well as excellent train and bus services.





Collingham and Besthorpe have recently been linked by the Trent Vale Trail part of the Sustrans cycle and walking network. Lincoln 12 miles and Newark town centre, 6 miles, has further transport connections with the A1, A46 and East Coast Railway Line.

LIVING ROOM

13' 4" x 9' 9" (4.06m x 2.97m) With double glazed window to the side elevation, double glazed sash window to the front, log burning stove within brick built chimney breast, radiator and doors to the kitchen diner and hallway.

KITCHEN DINER

12' 4" x 11' 4" (3.76m x 3.45m) Re-fitted with a range of Shaker style wall and base units with a wooden worksurface incorporating a breakfast bar and fitted with an undercounter ceramic Blanco Butler style sink with mixer tap. Built in wine fridge, integrated dishwasher, integrated fridge, freezer and space for a large range style cooker. Radiator, LVT flooring, inset spotlights and double glazed sash window to the front elevation.

SIDE ENTRANCE HALLWAY

With a stable door, double glazed window to the side elevation, laminate flooring, double glazed Velux window, inset spotlights, radiator, enclosed staircase, opening to utility room and doors to the study, shower room and living room.

UTILITY ROOM

4' 8" x 3' 7" (1.42m x 1.09m) Fitted with a wall, base unit and worksurface with sink unit, undercounter space and plumbing for washing machine, extractor, access hatch to plumbing and laminate flooring.



SHOWER ROOM

5' 10" x 5' 6" (1.78m x 1.68m) Modern fitted wet room style suite, comprising of low-level WC, wash hand basin with a vanity unit, shower screen and an electric shower. Tiled flooring, tiled walls, chrome heated towel rail and double glazed opaque window to the rear elevation.

STUDY

9' 3" x 5' 9" (2.82m x 1.75m) With a double glazed sash window to the side elevation and a radiator.



LANDING

With a double glazed window to the rear, doors to the bedrooms and curtain to the bathroom.

BATHROOM

5' 10" x 5' 8" (1.78m x 1.73m) With a three-piece suite comprising a low-level WC, wash hand basin with a vanity unit and roll top bath. Oak Wood flooring, tiled splashbacks, chrome heated towel rail, extractor, spotlights and double glazed sash window to the side elevation.

BEDROOM ONE

12' 10" x 11' 11" (3.91m x 3.63m) With a double glazed window to the rear elevation, double glazed sash window to the side, access to loft and a radiator.





BEDROOM TWO

11' 11" x 9' 7" (3.63m x 2.92m) With a double glazed sash window to the front elevation and a radiator.

BEDROOM THREE

9' 4" x 9' 1" (2.84m x 2.77m) With a double glazed window to the side elevation, double glazed sash window to the front elevation, radiator, built in storage cupboard and access to the loft.

OUTSIDE

There is parking at the side, a shed and lawn garden with pathway leading to the side entrance. A pedestrian gate at the front also provides access to the property. There is further garden to the other side, which is mostly lawn with a paved patio area.



Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor
Approx 49 sq m / 523 sq ft

First Floor
Approx 43 sq m / 461 sq ft

Denotes head height below 1.5m

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.

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

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, Callum Lyman and J. Walter 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 RICS 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 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 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 your self 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. OC352705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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 check the measurements.