

Ivy Cottage, Main Road

Besthorpe, Newark, NG23 7HR

Book a Viewing!

£350,000

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.





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SERVICES
Electric, water and drainage mains services available. Oil central heating. (New Worcester Bosch central heating boiler fitted in October 2026)

EPC RATING – E.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District

TENURE - Freehold.

VIEWINGS - By prior appointment through 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.

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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.

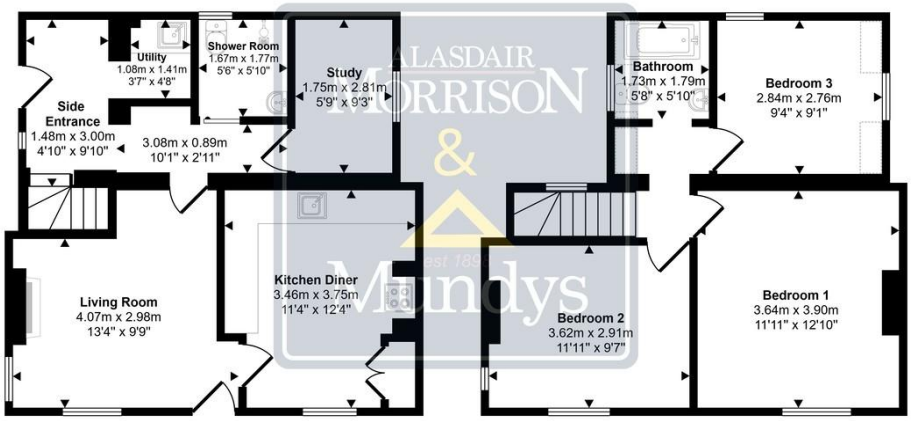
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Approx Gross Internal Area
91 sq m / 984 sq ft



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.

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The Property Ombudsman