



## Wingrove Cottage, Main Road Besthorpe, Newark, NG23 7HR



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**£375,000**

**NO ONWARD CHAIN** - A stunning and spacious Detached Cottage, lovingly modernised by the present owner to the highest specification in this rural location with open field views. Retaining many original features including beam ceilings and original doors but with a stylish modern touch, this property needs to be viewed to fully appreciate what is on offer. In brief the accommodation includes, Hall, charming Sitting Room, open plan oak framed Garden Room, Cloakroom/WC, fitted Kitchen/Breakfast Room and Util ity Room with pet shower. First Floor, Three Bedrooms and Luxury Bathroom. Outside a five bar gate opens to a large gravel driveway with turning area, front lawn garden with flagstone pathway, rear private patio area, double carport, timber workshop/garden store, delightful large lawned garden with well stocked flower/shrub beds with established trees.





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**SERVICES**

Mains electric, water and drainage services available. Oil central heating.

**EPC RATING – D.**

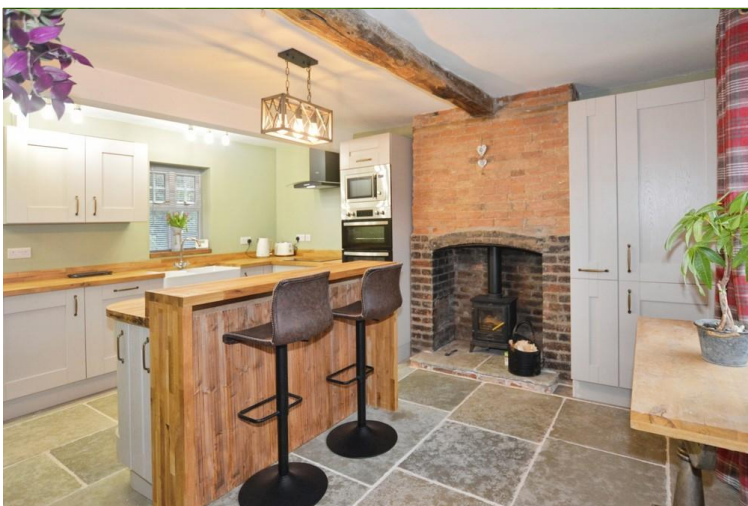
**COUNCIL TAX BAND – C.** Newark and Sherwood DC.

**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 children's 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.







## ACCOMMODATION

### ENTRANCE HALL

Front entrance door with leaded glazed panel inset gives access to entrance Hall with flagstone flooring, which runs the extent of the downstairs accommodation. Meter cupboard with circuit breaker (last inspected on 14/01/2026), stairs off to first floor landing and hardwood door gives access to sitting room.

### SITTING ROOM

11' 1" x 12' 0" (3.38m x 3.66m) With double glazed bay window to front elevation, traditional style radiator, wall lighting, log burner with flagstone hearth with brick inset and surround, which opens up to the garden room.



### OAK FRAMED GARDEN ROOM

12' 5" x 12' 7" (3.78m x 3.84m) Providing extra light and airy space, offering views over the rear and side gardens. A stunning oak framed extension of the downstairs living space with traditional style radiator.

### UTILITY ROOM/PET SHOWER ROOM

5' x 6' (1.52m x 1.83m) With in-built Kenwood washing machine, oak work surfaces with in-built Belfast sink with hot and cold shower providing the ideal pet shower space.

### CLOAKROOM/WC

With low level WC and wash hand basin with vanity storage beneath, half wood panelled wall and extractor fan.

### KITCHEN/BREAKFAST ROOM

15' 6" x 12' 0" (4.72m x 3.66m) Superb open space with a range of Shaker style cupboards and drawers with oak work surfaces over, oak raised double breakfast bar, integrated Logic dishwasher, Candy electric double oven with microwave over, inset electric hob with extractor fan over, integrated larder fridge freezer, beamed ceiling, double glazed window to front elevation, traditional style radiator and double glazed window to rear elevation. An exceptionally well planned room which needs to be seen to be appreciated fully.



### INNER HALL

With traditional Style radiator, under stairs storage cupboard with base unit cupboards and oak worksurface,

### FIRST FLOOR LANDING

With double glazed window to the rear elevation, access to roof space and radiator.

### MASTER BEDROOM

12' 5" x 8' 7" (3.78m x 2.62m) With double glazed window to the front elevation offering field views, double wardrobe with drawers and radiator.

### BEDROOM 2

12' 4" x 8' 7" (3.76m x 2.62m) With double glazed window to the front elevation, double wardrobe with drawers, over stairs storage cupboard and radiator.

### BEDROOM 3

9' 4" x 6' 3" (2.84m x 1.91m) With double glazed window to the rear elevation and radiator.





## LUXURY BATHROOM

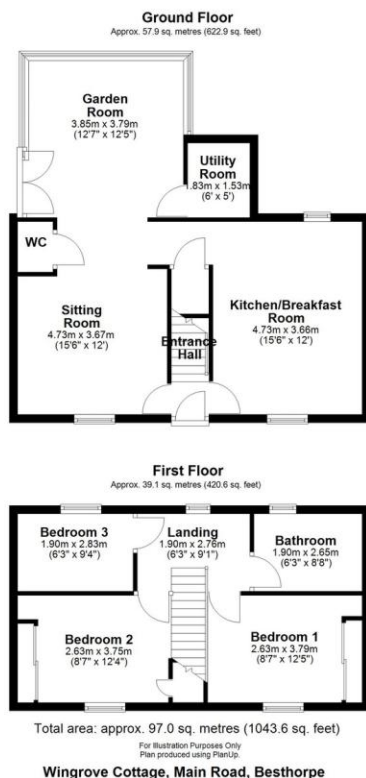
8' 8" x 6' 3" (2.64m x 1.91 m) A luxury four piece suite including a double ended free standing bath with free standing tap and shower attachment, walk-in shower with drench head and hand held shower, low level WC and vanity wash hand basin with splash back, heated towel rail and half panelled wooden wall and double glazed window to rear elevation.

## OUTSIDE

To the front of the property there is an enclosed lawned garden with flagstone pathway leading to the front door, front external lighting. Side gravelled pull-in area gives access to a further five bar gate with side pedestrian gate, in turn offers access to extensive gravelled parking and turning area. To one side of the property is a part lawned garden with mature trees, oak framed double carport with concrete base, extending to 19' x 12' 10", additional workshop/garden storage with light and power, side lighting and gravelled area with flagstone pathway and lawned area to the rear of the property, which extends to the other side of the property. The flagstone patio is private and offers delightful views over the side lawned garden which has well stocked flower/shrub beds and borders, raised vegetable/fruit bed, further gravelled pathway which leads to a raised decked area, established trees. Side perimeter brick wall with front boundary fence, side enclosed 1000 litre oil tank, further brick storage shed with tiled roof, offering additional garden storage.

DOUBLE CARPORT 19' x 12' 10" (5.79m x 3.91 m)

WORKSHOP/GARDEN STORE 12' 5" x 9' 6" (3.78m x 2.9m)



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## NOTE

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

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