



**Far Close Cottage, Rolleston Road,
Fiskerton, NG25 0UJ**



Book a Viewing!

£475,000

No Onward Chain - Offering substantial living space in excess of 2000 sq ft and situated on the edge of this popular Trent Valley Village this charming Cottage must be viewed to be fully appreciated. The flexible living space is light and airy throughout and the property retains many original features with accommodation briefly comprising an Entrance Hall, Living/Dining Room, Garden Room, Open Plan Kitchen Breakfast Room, Utility Room and WC. Downstairs also offers the benefit of a large Ground Floor Bedroom with En-suite Bathroom if required or alternatively this room could be a large Reception Room. First floor, Sitting Room or Bedroom with triple aspect and vaulted/beam ceiling, Two further Bedrooms and Family Bathroom, Second Floor, potential to convert to additional accommodation but presently Two Attic Rooms. Outside, enclosed private courtyard garden, parking for 1/2 cars, enclosed rear lawn formal garden, well stocked with field views, summer house and allotment area.



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SERVICES

Mains Electric, gas and water services available and drainage via septic tank. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B (Newark and Sherwood DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Fiskerton is a popular Trent Valley Village approximately 3.5 miles from the Minster town of Southwell. The Village benefits from being in the Southwell Minster School catchment area and has a Post Office/Store, Public House and a rail link connecting Newark and Nottingham.





ACCOMMODATION

ENTRANCE HALL

7' 0" x 9' 0" (2.13m x 2.74m) Multi-paned double glazed door give access to entrance hall, with multi-paned glazed window, coat hooks, range of base units and radiator.

UTILITY ROOM

7' 0" x 9' 3" (2.13m x 2.82m) With multi-paned glazed panel window, double Belfast sink with splash tiled surround, plumbing for washing machine, spaces for tumble dryer and fridge/freezer and tiled floor.

WC

With low level WC, Worcester central heating boiler and multi-paned glazed panel window.

KITCHEN/BREAKFAST ROOM

14' 2" x 12' 8" (4.32m x 3.86m) With a range of wall and floor mounted cupboards and drawers, worksurface with inset sink unit, gas hob with extractor over, electric oven and microwave, space for fridge, splash tiled to worksurfaces, two multi-paned glazed panel windows and plumbing for dishwasher.

PANTRY

With under stairs storage.



LIVING/DINING ROOM

16' 9" x 13' 1" (5.11m x 3.99m) With feature open fire with brick surround, fireside cupboard, multi-paned glazed panel door and multi-paned glazed panel window to the rear garden, beamed ceiling, wired for wall mounted lighting and radiator.



GARDEN ROOM

15' 11" x 6' 3" (4.85m x 1.91m) Added to the property in approximately 2018 with a brick base and double glazed windows over looking the side courtyard garden. Multi-paned glazed panel double doors opening to the courtyard garden.

INNER HALLWAY

MASTER BEDROOM/RECEPTION ROOM

14' 2" x 21' 6" (4.32m x 6.55m) This large light and airy room provides flexible living to include a substantial ground floor bedroom or additional reception room if required, dual aspect windows and two radiators.



EN-SUITE BATHROOM

14' 2" x 6' 2" (4.32m x 1.88m) With panelled bath, separate shower cubicle and Triton shower, bidet, low level WC and vanity wash hand basin, splash tiled and part wood panelled walls and radiator.



FIRST FLOOR LANDING

With two glazed windows overlooking the garden, one front glazed window with small seating area, wall lighting and radiator.

SITTING ROOM/BEDROOM 4

4 14' 2" x 19' 9" (4.32m x 6.02m) Another light and airy room with vaulted beamed ceiling, this room offers additional flexible living to incorporate a bedroom or reception room as required, triple aspect double glazed windows, wall lights and two radiators.

BEDROOM 2

8' 6" x 7' 10" (2.59m x 2.39m) With rear window, cast iron fireplace with tiled inset, two fireside double wardrobes, beamed ceiling, wall lighting and radiator.



BEDROOM 3

16' 9" x 13' 1" (5.11m x 3.99m) With mezzanine bed, strip wood flooring, radiator, multi-paned double glazed panel windows. Offering the potential of office/study.

FAMILY BATHROOM

14' 2" x 9' 6" (4.32m x 2.9m) With multi-paned glazed panel window, ball and claw slipper bath, low level WC, pedestal wash hand basin, separate double shower cubicle, half wood panelled walls, airing cupboard/linen store and radiator.



SECOND FLOOR

ATTIC ROOMS

ROOM ONE

With reduced head height and Velux window to the rear aspect.

ROOM TWO

Providing ideal storage space, reduced head height, glazed panelled window and water tank.

OUTSIDE

The cottage is approached down a shared driveway with Far Close Cottage being situated at the end of the private driveway.

To the front there is off-road parking for 1/2 vehicles, gated access to the garden and access to the main front door. Gated access to the front also allows access to the totally enclosed and private courtyard garden, range of flower/shrub borders and beds. The garden is mainly set to the rear and side of the property, mainly lawned and totally enclosed with summer house and greenhouse, well maintained gardens are well stocked with a range of flowers/shrubs and established trees, separate allotment area situated to the rear of the plot. All with delightful open field views.





WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 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.

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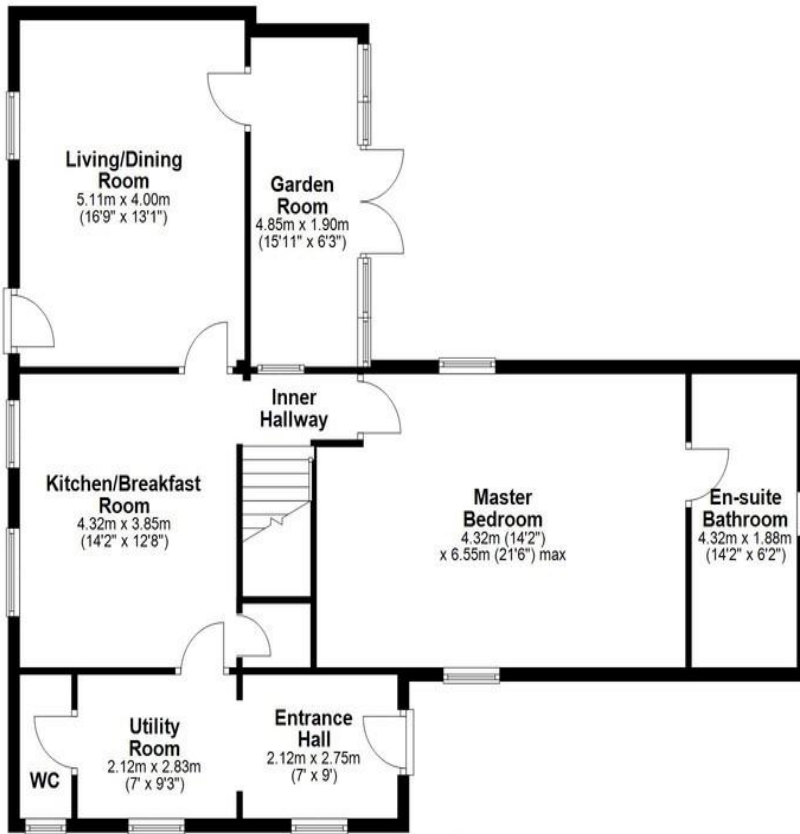
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Ground Floor

Approx. 105.2 sq. metres (1132.5 sq. feet)



First Floor

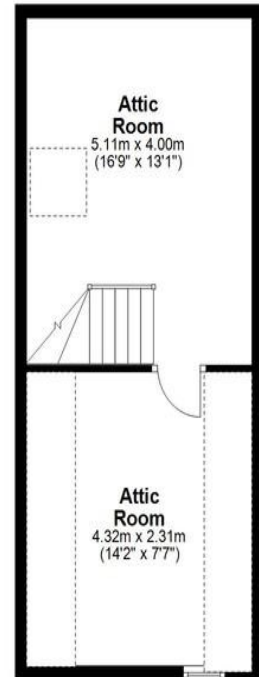
Approx. 80.4 sq. metres (865.5 sq. feet)



For Illustration Purposes Only
Plan produced using PlanUp.

Second Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



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