



EDLIN & JARVIS
ESTATE AGENTS



April Cottage Ferry Lane
Carlton-On-Trent, Newark, NG23 6NS

£325,000



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April Cottage Ferry Lane

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DISCOVER YOUR QUAIN'T & QUIRKY COTTAGE IN CARLTON ON TRENT

Nestled within the picturesque conservation area of Carlton-on-Trent, this enchanting detached cottage on Ferry Lane seamlessly blends traditional charm with modern comfort. It's more than just a house; it's a lifestyle choice for those seeking a tranquil escape without sacrificing the warmth of a vibrant village community.

Step inside and be greeted by a spacious, inviting lounge diner, perfect for cosy evenings with loved ones or lively gatherings with friends. The thoughtful layout ensures a natural flow, enhancing the cottage's inherent warmth and character.

This delightful home offers three generously sized bedrooms, including a convenient ground floor bedroom with its own en-suite shower room – ideal for guests or multi-generational living. Two additional well-proportioned bedrooms on the first floor are served by a family bathroom. Further enhancing the living space are a bright conservatory, perfect for enjoying the garden year-round, and a practical utility room.

Outside, the wrap-around garden is a true sanctuary. Whether you're an avid gardener eager to cultivate your own haven or simply wish to unwind with a good book amidst nature's beauty, this delightful outdoor space provides the perfect backdrop for relaxation and enjoyment.

Carlton-on-Trent offers the best of both worlds: a quaint village atmosphere with stunning countryside walks and tranquil riverside strolls along the River Trent. For commuters, the A1 is conveniently close. Just two miles away, the charming village of Sutton-on-Trent provides everyday essentials, including a primary school, Co-op, doctors, and local services. Excellent transport links include regular bus services and school buses, while Newark-on-Trent, only six miles away, offers a wider array of amenities and direct rail links to London Kings Cross in just 1 hour and 15 minutes.





Sun Room
12'6 x 7'7 (3.81m x 2.31m)

Lounge
12'1 x 12'0 (3.68m x 3.66m)

Dining Area
10'1 x 17'8 (3.07m x 5.38m)

Kitchen
11'0 x 9'1 (3.35m x 2.77m)



Utility Area
7'7 x 12'0 (2.31m x 3.66m)

Bedroom One
11'2 x 18'3 (3.40m x 5.56m)

Ensuite
7'7 x 5'9 (2.31m x 1.75m)

Landing



Bedroom Two
12'1 x 12'6 (3.68m x 3.81m)

Bedroom Three
9'0 x 14'6 (2.74m x 4.42m)

Bathroom
8'10 x 8'3 (2.69m x 2.51m)



Ground Floor

Floor 1

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Approximate total area⁽¹⁾

1271 ft²

118.2 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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A map of Carlton-on-Trent, Nottinghamshire, showing the location of the site. The map features the River Trent flowing through the area. A red pin marks the site location, which is situated near the intersection of Ferry Ln and Main St. The map also shows the A1 road and the B1164 road. The Google logo is visible in the bottom left corner, and the text "Map data ©2025" is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		36	80
England & Wales		EU Directive 2002/91/EC	