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ESTATE AGENTS



Artisan Cottage Woodhouse Road

Norwell, Newark, NG23 6JX

Guide Price £500,000 to £550,000



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# Artisan Cottage Woodhouse Road

Norwell, Newark, NG23 6JX

\*\*\*STANDING PROUD\*\*\* Guide Price £525,000 to £550,000. A unique opportunity to own this delightful, spacious four double bedroom detached family home. Artisan Cottage lies within the conservation area in the picturesque village of Norwell and sits on a plot of approximately 0.27 acres.

This property has potential for further development as the current owner has planning in principle offering versatility for different buyers needs.

The ground floor accommodation boasts a welcoming entrance hall, dual aspect lounge, study, downstairs WC and utility room. The spacious kitchen diner is a great place for entertaining family & guests whilst cooking up a culinary treat. The galleried landing leads to four double bedrooms with fitted wardrobes to the master and a shower room.

The property benefits from new UPVC windows & doors and oil fired central heating with a new oil tank.

Outside the property is accessed via a wooden gate that leads to a large gravelled drive and a hard standing area providing off road parking for multiple vehicles. There is a detached wooden cabin which is insulated with power & lighting. Three greenhouses and a garden shed. The wrap around gardens are a gardeners dream with a raised area being lawned housing a variety of shrubs & trees, two greenhouses, paved seating areas, and a planted rose & shrub garden to the front.

The property lies within the beautiful sought after village of Norwell and overlook the neighbouring allotments which can be seen from the master bedroom along with countryside views. Norwell is a charming village, located just 7 miles north of Newark with a C of E Primary School rated good by Ofsted, and The Plough village pub. Tuxford Academy Secondary school is approximately 7 miles away and many more amenities can be found in Newark along with easy access to transport links to include the A1, A46 & A52 making it ideal for commuters. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour & 15 minutes





**Entrance Hall**  
16'2 x 6'2 (4.93m x 1.88m)

**Lounge**  
19'4 x 11'2 (5.89m x 3.40m)

**Study**  
11'3 x 9'4 (3.43m x 2.84m)

**Downstairs WC**  
2'6 x 5'5 (0.76m x 1.65m)

**Kitchen Diner**  
19'10 x 14'4 (6.05m x 4.37m)  
max measurements

**Utility Room**  
9'4 x 7'5 (2.84m x 2.26m)  
max measurements

**Landing**

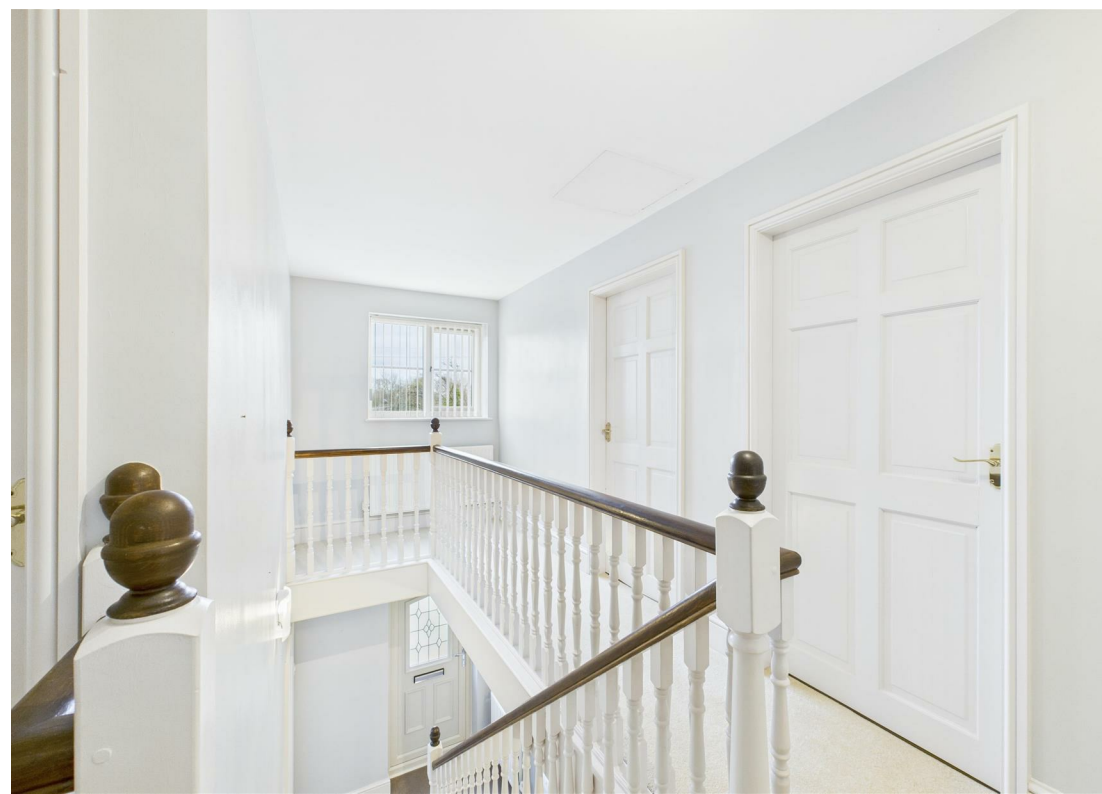
**Bedroom One**  
15'9 x 14'4 (4.80m x 4.37m)  
max measurements

**Bedroom Two**  
11'2 x 9'8 (3.40m x 2.95m)

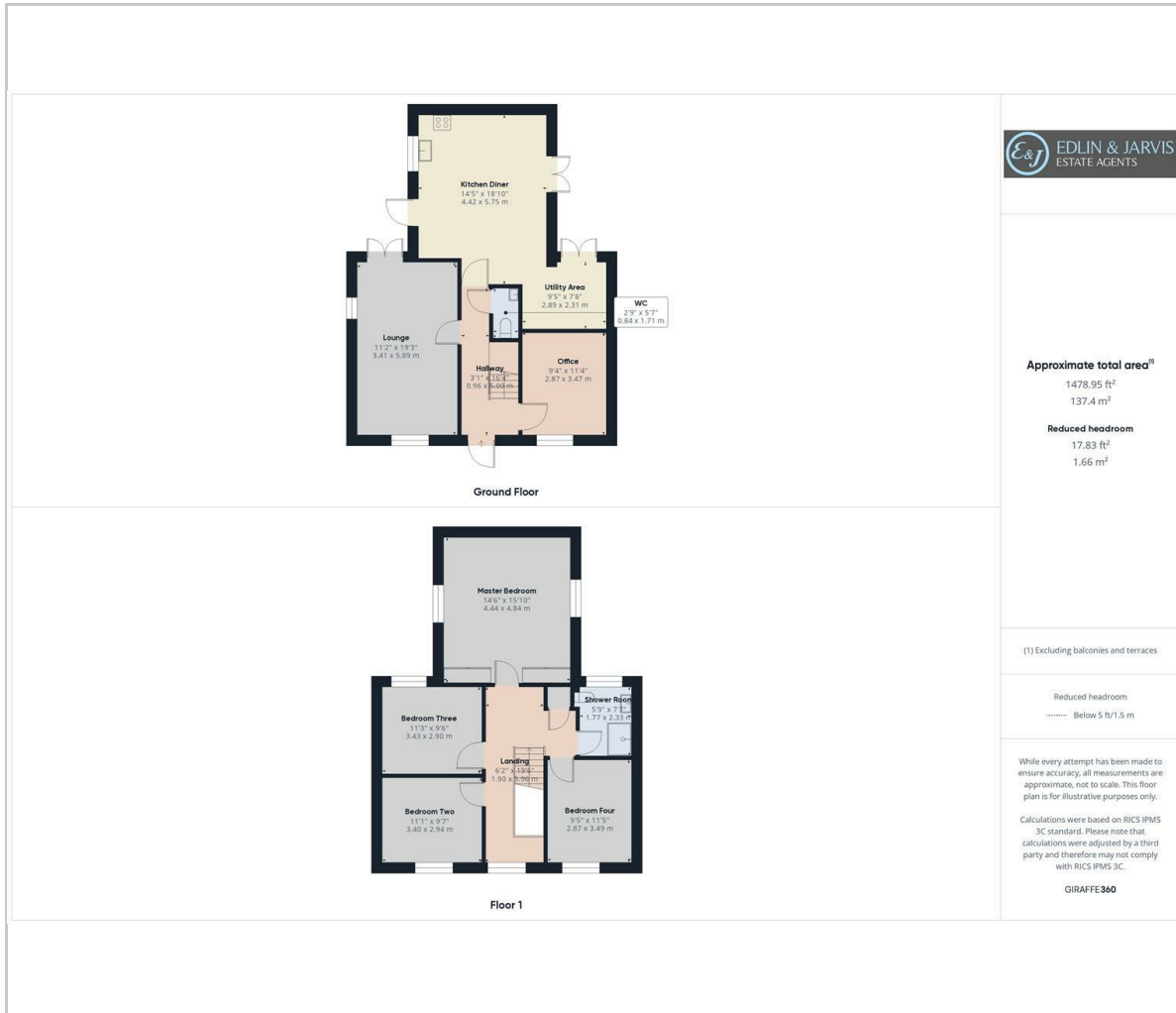
**Bedroom Three**  
11'2 x 9'8 (3.40m x 2.95m)

**Bedroom Four**  
11'3 x 9'4 (3.43m x 2.84m)

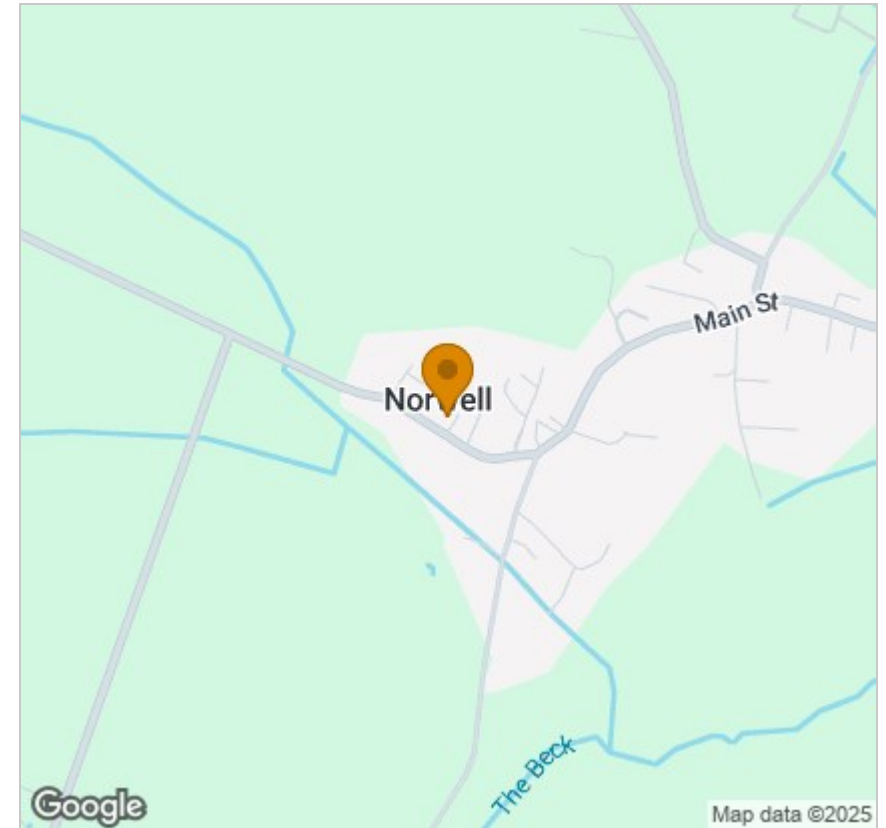
**Shower Room**  
7'5 x 5'10 (2.26m x 1.78m)



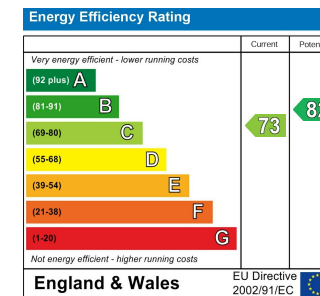
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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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