



Pitchforks Cottage Main Street  
Norwell, NG23 6JN

£475,000

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\*\*\*A WHISPER OF CENTURIES: CHARACTER AND VERSATILITY IN HISTORIC NORWELL\*\*\*PITCHFORKS COTTAGE\*

Step across the threshold of this enchanting cottage, nestled just off Norwell's picturesque Main Street, and you'll find yourself embraced by a history stretching back to the reign of Elizabeth I. Dating back to circa 1580, this is more than just a home; it's a living testament to centuries past, its very timbers whispering tales of bygone eras.

Once two separate dwellings, this unique property now offers an exceptional degree of versatility. Imagine the possibilities afforded by two staircases, two inviting lounges, and two well-appointed kitchens. This flexible layout presents a superb opportunity for multi-generational living, providing distinct yet connected spaces for families to thrive. Alternatively, envision the potential for a lucrative Airbnb venture, offering guests an unforgettable stay steeped in authentic character.

The heart of the home beats within the spacious open plan living, dining, and kitchen area. Here, exposed original beams stand as proud reminders of the cottage's heritage, while a welcoming multi-fuel stove promises cosy gatherings on winter evenings. Picture yourself entertaining friends or simply unwinding with loved ones, the warmth of the firelight dancing across the aged wood.

Ascend either of the two staircases to discover four generously sized bedrooms, each offering a peaceful sanctuary. The thoughtful division of the original cottages means convenience is paramount, with a practical utility room and a downstairs wet room enhancing everyday living. Two family bathrooms, one situated at each end of the property, further underscore the adaptable nature of this home.

Throughout the cottage, original features serve as captivating glimpses into its long history, offering a tangible connection to the past. While respecting its heritage, there's also ample scope to infuse your own style and create a home perfectly tailored to modern living.

Outside, the well-tended cottage garden beckons. Envision summer barbecues amidst the blooms or quiet mornings spent savouring a cup of coffee in this tranquil outdoor haven.

The property also benefits from a double carport, a brick built store, oil and electric central heating.

The property lies within the conservation area of the sought after village of Norwell. 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.

This is more than just a cottage; it's a rare opportunity to own a piece of Norwell's history, a home brimming with character and offering a lifestyle as versatile as your imagination allows. Whether you seek a unique family residence or a property with income-generating potential, this captivating cottage is ready to embrace its next chapter with you.





**Kitchen**  
6'8 x 15'11 (2.03m x 4.85m)

**Dining Area**  
14'2 x 14'2 (4.32m x 4.32m)

**Utility Room**  
6'4 x 5'2 (1.93m x 1.57m)

**Wet Room**  
5'8 x 10'2 (1.73m x 3.10m)

**Lounge**  
14'0 x 17'7 (4.27m x 5.36m)

**Second Lounge**  
14'5 x 14'2 (4.39m x 4.32m)

**Second Kitchen**  
5'7 x 16'2 (1.70m x 4.93m)

**Landing**

**Bedroom One**  
14'3 x 14'2 (4.34m x 4.32m)  
max measurements

**Bedroom Two**  
14'8 x 11'6 (4.47m x 3.51m)  
max measurements

**Bedroom Three**  
6'10 x 14'4 (2.08m x 4.37m)

**Bathroom**  
5'9 x 10'2 (1.75m x 3.10m)

**Second Landing**

**Bedroom Four**  
14'9 x 14'4 (4.50m x 4.37m)

**Bathroom**  
5'8 x 9'1 (1.73m x 2.77m)

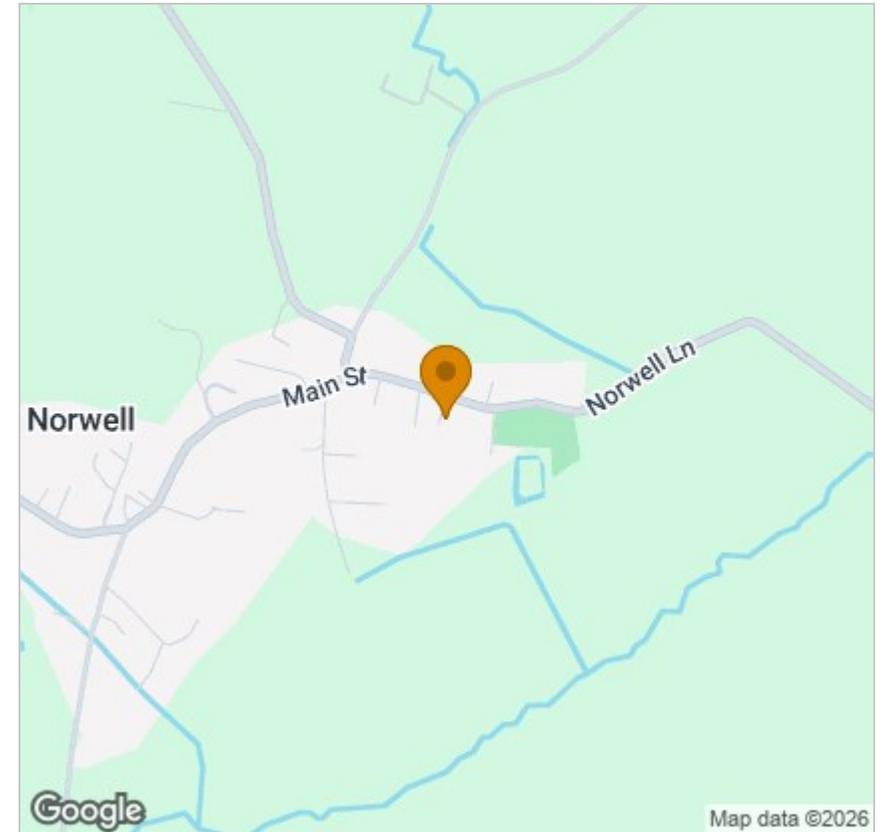
**Double Carport**  
14'5 x 23'6 (4.39m x 7.16m)  
max measurements

**Store**  
8'5 x 9'0 (2.57m x 2.74m)

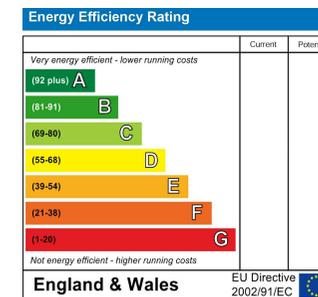
## Floor Plan



## 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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