



EDLIN & JARVIS
ESTATE AGENTS



Teapot Cottage, 15 Welbournes Lane
Long Bennington, Newark, NG23 5DP

£280,000



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***QUAINT & QUIRKY COTTAGE IN THE
VIBRANT VILLAGE LONG BENNINGTON***

Prepare to fall in love with this two-double-bedroom cottage. Perfectly blending charm with village living, this home is packed with character features—from latched internal doors to ceiling beams. Situated in the highly requested and vibrant village of Long Bennington, it offers the ultimate idyllic country lifestyle without compromising on convenience.

The Accommodation

The Ground Floor

The Lounge Diner: Step into a warm and wonderfully inviting space designed for both relaxation and entertaining. The focal point of the room is a beautiful feature fireplace housing a robust log burner. Imagine chilly winter evenings curling up on the sofa, listening to the crackle of wood, and enjoying the ultimate cosy night in front of the fire.

The Kitchen: A functionally designed space bursting with cottage charm, offering plenty of workspace and storage for all your culinary adventures.

The Conservatory: A true highlight of the home. This expansive, light-filled room acts as a bridge between indoor comfort and outdoor beauty. Providing panoramic views over the gorgeous rear gardens, it serves as an ideal secondary sitting room, formal dining area, or a peaceful sunroom to enjoy your morning coffee.

The First Floor

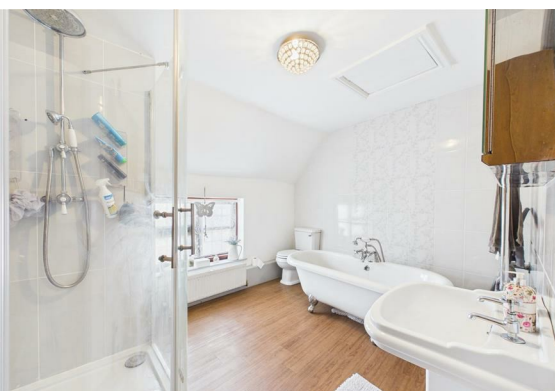
Two Double Bedrooms: Ascending the staircase, you'll find two generously proportioned, bright, and airy double bedrooms, each retaining a sense of calm, character, and comfort.

The Four-Piece Family Bathroom: A real luxury for a character cottage, featuring a spacious layout equipped with a four-piece suite (bath, separate shower cubicle, wash hand basin, and WC) offering the perfect spot to unwind after a long day.

Step Outside: An Outdoor Oasis

The exterior reveals a quintessentially English cottage garden, beautifully curated and meticulously maintained.





The Lawns & Borders: Mainly laid to lawn, the garden is bordered by an extensive array of mature shrubs, bushes, and vibrant perennials that provide excellent privacy and changing colours throughout the seasons.

The Features: A raised fish pond offers a tranquil focal feature, while a beautiful pergola frames a dedicated seating area—the perfect pocket of the garden for al fresco dining, summer evening drinks, or losing yourself in a good book.

Parking & Garaging: To the front, the property boasts convenient off-road parking. This leads to a substantial detached double garage. Equipped with excellent footprint space, it is an invaluable addition ideal for secure vehicle parking, extensive storage, or converting into a dedicated workshop for hobbies.

Life in Long Bennington

Long Bennington is widely regarded as one of the area's most sought-after villages, balancing a thriving, sociable community with peaceful rural scenery along the River Witham.

Local Amenities: You rarely need to leave the village for daily essentials. Long Bennington boasts a well-stocked Lincolnshire Co-op, a local butchers, a doctor's surgery, a hairdresser, a fish and chip shop, and an Indian takeaway. If you enjoy eating out, you are spoiled for choice with three highly regarded village pubs/restaurants—The Reindeer Inn, The Royal Oak, and Whittaker's—all serving fantastic food and drink.

Excellent Schooling: Families will appreciate the highly regarded Long Bennington Church of England Academy primary school right in the village. For secondary education, the village sits comfortably within the catchment loop for top-tier schooling, including the renowned grammar schools in nearby Grantham (such as The King's School and Kesteven and Grantham Girls' School).

Superb Transport Links: Commuters get the best of both worlds. The village sits directly alongside the A1 corridor, making northbound travel to Newark or southbound travel to Grantham incredibly straightforward. For rail commuters, both Newark and Grantham mainline stations are just a short drive away, offering direct, high-speed rail links into London King's Cross in just over an hour.

Lounge Diner
23'0 x 11'0 (7.01m x 3.35m)

Conservatory
20'5 x 8'10 (6.22m x 2.69m)

Kitchen
10'6 x 16'1 (3.20m x 4.90m)

Landing

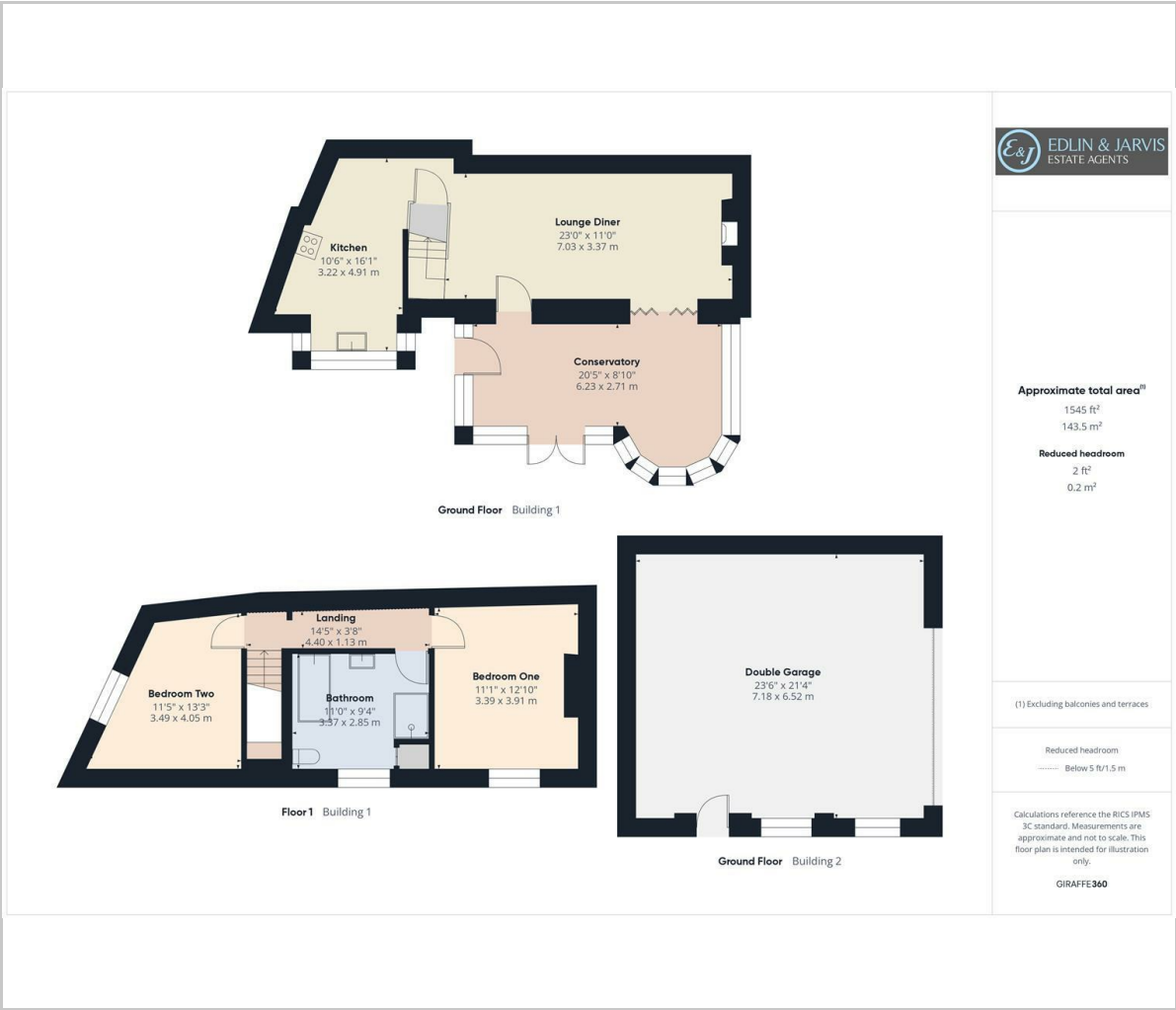
Bedroom One
11'1 x 12'10 (3.38m x 3.91m)

Bedroom Two
11'5 x 13'3 (3.48m x 4.04m)

Bathroom
11'0 x 9'4 (3.35m x 2.84m)

Double Garage
23'6 x 21'4 (7.16m x 6.50m)

Floor Plan



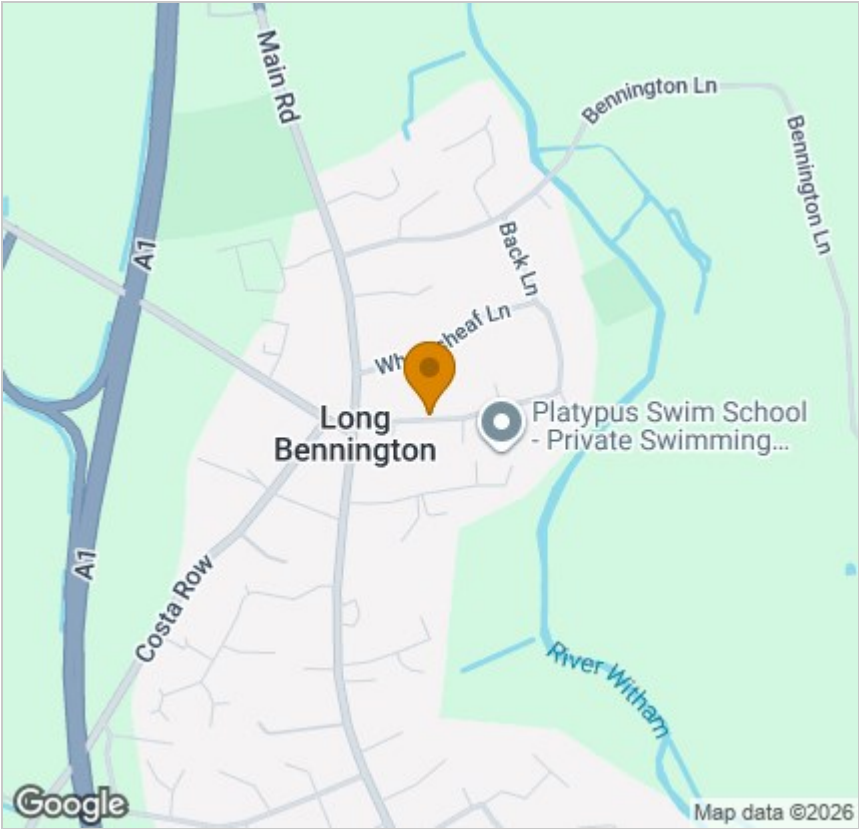
Viewing

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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36 Middle Gate, Newark, NG24 1AL
Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>

Area Map



Energy Efficiency Graph

