



EDLIN & JARVIS
ESTATE AGENTS



Sweet William Cottage Old Bell Lane

Carlton-On-Trent, Newark, NG23 6UJ

Offers Over £400,000



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CHARMING CHARACTER COTTAGE WITH OUTBUILDINGS

Nestled within the picturesque Conservation Area of Carlton-on-Trent, Sweet William Cottage is a sanctuary of warmth, history, and quintessential village life.

Stepping over the threshold releases you into a home steeped in authentic period charm, where exposed timber beams, latch doors, fireplaces, and feature character windows tell the story of a rich architectural heritage. Designed for both everyday family life and entertaining, the ground floor features a cosy lounge, and a dining room centered around focal fireplaces, ideal for gathering on crisp autumn evenings. The bright, welcoming kitchen serves as the heart of the home, leading seamlessly into a sunlit conservatory, a dedicated utility room, and a ground-floor shower room for added convenience.

Ascending to the first floor, the landing opens to three generously proportioned bedrooms that retain the home's historic soul. These rooms are thoughtfully served by both a main family bathroom and an additional separate shower room, ensuring effortless routines for family members and visiting guests alike.

The lifestyle offered outdoors is where Sweet William Cottage truly shines. The enclosed rear garden provides a peaceful haven designed for simple pleasures, whether it is enjoying a quiet morning coffee in the fresh air or hosting summer BBQs with friends. Anchoring the garden space is an incredible 23ft detached entertainment barn, complete with its own log burner and French doors, offering a flexible, year-round retreat perfect for a garden lounge, home office, fitness studio, or creative space. Gated off-road gravel parking easily accommodates several vehicles, providing practicality to match the home's countryside idyllic appeal.





Directly next to the cottage sits a substantial 6-room building—formerly utilized as a workshop—available via separate negotiation. Presenting a rare development footprint, this additional property offers an extraordinary opportunity for conversion into a second standalone dwelling, a multi-generational annexe, or creative studio space, subject to obtaining necessary planning permissions.

Beyond the front door, life in Carlton-on-Trent combines tranquil rural living with immediate access to essential amenities. Dog walks and morning strolls unfold along circular routes tracing the banks of the nearby River Trent and rolling Nottinghamshire countryside. Just a mile away, the adjacent village of Sutton-on-Trent caters to daily needs with a village shop, traditional butcher, doctors' surgery, and welcoming local pubs. Families benefit from proximity to excellent schooling, including Sutton-on-Trent Primary and highly regarded secondary options nearby. For commuters, the nearby A1 highway and Newark Northgate station—offering direct train links to London King's Cross in under 75 minutes—mean you are never far from the city, even while enjoying the quiet cadence of countryside living.

Lounge
12'4 x 14'6 (3.76m x 4.42m)

Dining Room
12'4 x 12'5 (3.76m x 3.78m)

Breakfast Kitchen
10'8 x 13'4 (3.25m x 4.06m)

Hallway

Utility Room
10'6 x 5'11 (3.20m x 1.80m)

Conservatory
11'1 x 11'9 (3.38m x 3.58m)

Shower Room
4'3 x 5'8 (1.30m x 1.73m)

Landing

Bedroom One
12'6 x 14'5 (3.81m x 4.39m)

Bedroom Two
12'5 x 12'6 (3.78m x 3.81m)

Bedroom Three
10'8 x 9'2 (3.25m x 2.79m)

Bathroom
10'8 x 6'2 (3.25m x 1.88m)

Shower Room
7'2 x 5'4 (2.18m x 1.63m)

Outbuildings

Entertaining Barn Room
14'6 x 23'0 (4.42m x 7.01m)

Store
4'1 x 12'0 (1.24m x 3.66m)

Store
15'0 x 8'7 (4.57m x 2.62m)

Floor Plan



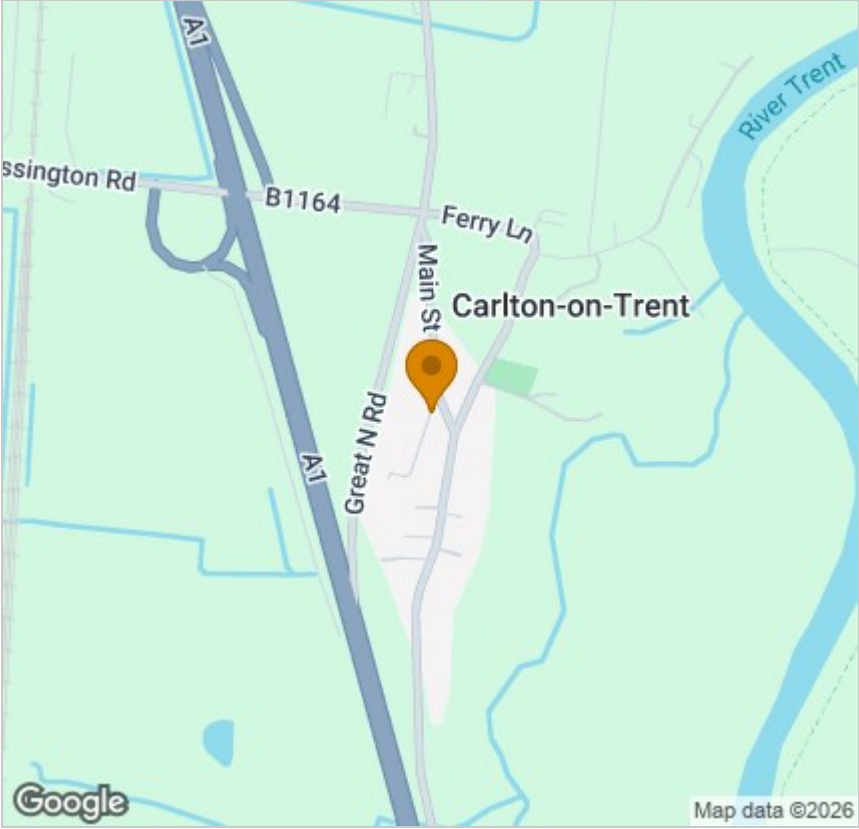
Viewing

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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Area Map



Energy Efficiency Graph

