



3 bed detached house to buy in

Weston Road, Egmonton, Newark,
Nottinghamshire, NG22 0HB

£90,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Cash buyers preferred
- ✓ Two Reception Rooms
- ✓ Renovation Project
- ✓ EPC Rating G

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: G
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Poor

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Discover the charm and endless potential of this captivating three-bedroom detached cottage, nestled in the heart of the picturesque village of Egmanton. Built over 100 years ago, this delightful renovation project offers a unique opportunity to design and create a bespoke family home set within approximately 0.15 hectares of land. Boasting a private driveway, two spacious reception rooms, and breathtaking views across open fields towards the iconic Egmanton Church, this property truly marries rural tranquility with timeless character. The extensive orchard adds a rare and charming outdoor space, perfect for gardening enthusiasts or those seeking a peaceful retreat surrounded by nature.

Situated within the idyllic surroundings of Egmanton, this property enjoys all the benefits of village life combined with easy access to the conveniences of nearby market towns and the vibrant city of Nottingham. Egmanton itself is celebrated for its warm community atmosphere, historic church, and well-preserved countryside, making it an attractive location for families and individuals who appreciate peaceful living without sacrificing connectivity. The village supports a range of local amenities, scenic walking trails, and community events, fostering a strong sense of belonging and rural charm.

Inside, the cottage offers a versatile layout ready for renovation and personalisation. The two reception rooms are generously proportioned, providing excellent space for both relaxing family time and formal entertaining. Large windows fill the rooms with natural light, while framing stunning views of the surrounding fields and church spire, maintaining a strong connection to the beautiful countryside beyond.

The kitchen, currently requiring renovation, presents the perfect canvas to create a bespoke culinary space tailored to your tastes and lifestyle. Situated conveniently off the reception areas, it offers ample potential to incorporate modern features while retaining a period cottage feel.

Three well-sized bedrooms provide flexible accommodation options, whether for family, guests, or home office space. Each room enjoys peaceful garden or field aspects, ensuring restful environments with plenty of natural light. The single bathroom, also in need of updating, offers scope for a stylish and functional washroom to complement the home's overall transformation.

Externally, the property is set on approximately 0.15 hectares, including an enchanting orchard that enhances the rural lifestyle on offer. The private driveway offers secure off-road parking and convenient access to the cottage, while the expansive grounds provide ample space for gardening, outdoor entertaining, or even further extension subject to planning consent. The breathtaking views towards Egmonton Church and open fields create a truly special and tranquil setting to enjoy morning coffees or evening sunsets.

This wonderful cottage presents an exciting opportunity to acquire a charming property with no upward chain, immediate 'exchange of contracts' available, and sold via a secure sale arrangement, ensuring a smooth and efficient buying process. Whether you are a first-time buyer, investor, or looking to downsize into a rural idyll, this Egmonton home offers the perfect blend of historic character, potential, and serene countryside living

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Detached House

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles, Flat

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

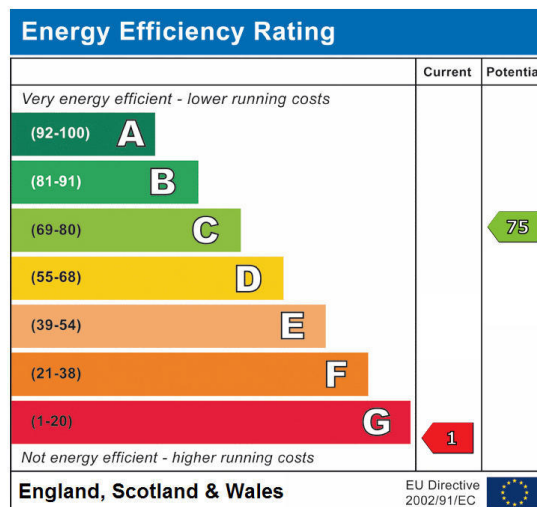
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Poor



Weston Road, Egmanton, Newark, Nottinghamshire, NG22 0HB

Contact your local branch today for more information on this property:

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