



NEWSTEAD ABBEY PARK | NOTTINGHAM | NG15 8GE

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No chain, rare opportunity, bursting with potential, within one of the most sought-after addresses in Nottinghamshire. This stone built, two bedroom terraced cottage, boasts many character features plus ample opportunity for modernisation and to put your own stamp on this historic home. Gloriously nestled in the sprawling wooded acres of Newstead Abbey Park, an exclusive location. Most famously known as the former home of the great 18th century romantic poet Lord Byron. This property is positioned beautifully within the former stables courtyard alongside the lake, opposite the 12th century monastic Abbey.

There is space to park in the courtyard at the front the property. Upon entry, you'll be greeted by the current dining room, featuring a lovely cast iron open fireplace. With windows to both elevations, including an original arch window to the front. The living room features high ceilings and wooden beams, complemented by another original arch window as well as the main window looking out to the courtyard. This wonderful room presents a cozy setting, ideal for entertaining or catching up with friends and family.

The kitchen is fitted with a range of attractive cabinets and units, as well as a solid wood work surface and Belfast ceramic sink. The kitchen features exposed stone of the original wall. A door provides convenient access to the south-facing garden terrace. The private garden features two brick built outbuildings, a raised patio and is easy to maintain.

Newstead Abbey park is accessible to residents all year round, providing lots of space for outdoor relaxation, without the upkeep of a large garden.

The first floor consists of two double bedrooms and a large family bathroom. This home previously had planning permission for an airy kitchen extension on the south side of the house, which would allow a flood of natural light and space. A loft conversion, benefitting from a unique gable end window beaming a wealth of natural light into the space.





Lounge 14'8" x 17'5"
With a central heating radiator, wooden flooring, exposed ceiling beams, built-in gas fire and two windows to the front elevation, including a stunning arch window.

Dining Room 8'0" x 18'0"
With wooden flooring, central heating radiator, cast iron fireplace, arch window to the front and window to the rear elevation.

Kitchen 5'6" x 16'7"
Red brick extension fitted

with matching cabinets and units, work surface, gas hob, ceramic Belfast sink with a mixer tap above, integrated oven, tiled wall, antique radiator, window to the side elevation and a door leading nicely onto the raised terrace outside.

Bedroom One 8'9" x 13'4"
With carpet to flooring, central heating radiator and a dormer window to the front elevation.

Bedroom Two 8'9" x 12'2"
With carpet to flooring,

central heating radiator and a dormer window to the front elevation.

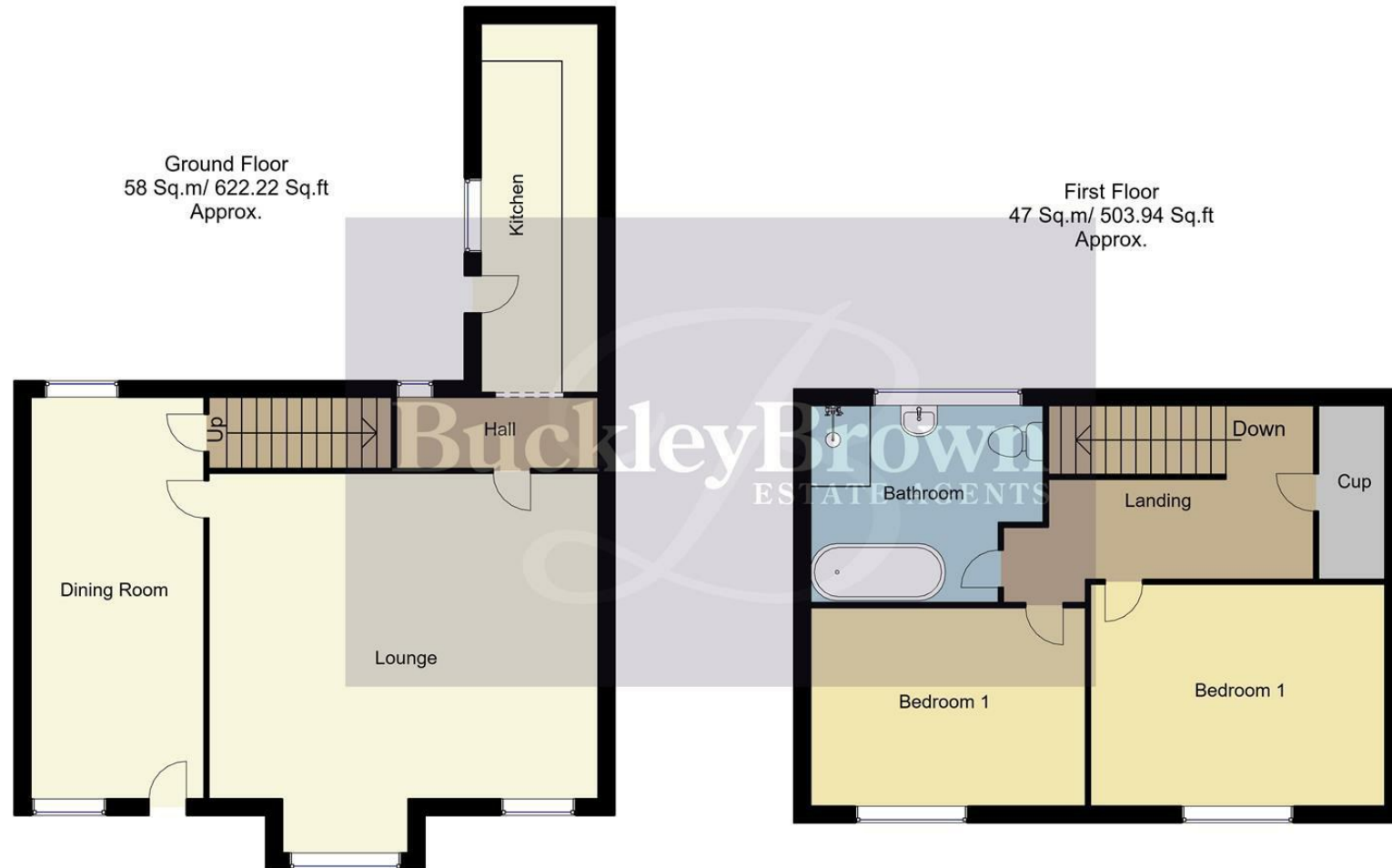
Bathroom 8'9" x 10'4"
Complete with a free standing bath, low flush WC, wash hand basin, enclosed shower, tiled flooring and a dormer window to the rear elevation with impressive views across the lake.

Outside
The property is accessed via a gated entrance into the Abbey grounds. With a gravelled courtyard to the front



elevation which can be easily accessed through the archway. Together with a delightful south facing garden to the rear with a great degree of privacy and seclusion.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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