



83 Westgate | | Southwell | NG25 0LS

£450,000

FENTON JONES





## Key features

- Characterful late Georgian home in a fabulous location
- 4 bedrooms, including a master with ensuite
- Plenty of living space with a sitting room and snug
- Previously extended to create a large dining and family room
- Beautiful south facing garden with views of Holy Trinity church
- Large garden building with lots of potential
- Walking distance to Southwell town centre
- Minster School catchment

## Description

Positioned on Southwell's Westgate, this pretty pink house is impossible to pass without a second glance. Full of character and warmth, it greets you with a sense of history. Originally built in 1780, this charming home had been extended over the years to create a four-bedroom family home rich in personality.

The classic sash windows are set in perfect proportion, drawing in the light throughout the day. The handsome front door is framed by slender columns, inviting you into this wonderful family home.

Inside, the spacious hall with arched fireplace is a practical and welcoming entrance. It leads through to a generous sized dining and family room with doorway into the traditional cottage kitchen. There are two further reception rooms: a main sitting room with characterful fireplace and a more intimate snug for cosy nights in. The original beamed ceilings, fireplaces and period details create a warmth, a reminder of the property's history and the reassurance of a well-loved home.

Upstairs there are four bedrooms, including a master with ensuite, and a family bathroom.

Beyond the house lies a surprisingly large south-facing garden that feels both peaceful and expansive and has beautiful views of Holy Trinity Church. The garden offers generous space for family life, entertaining, or quiet moments outdoors. A substantial garden building sits within the grounds, with the opportunity to be transformed into a fabulous home office, studio, or outside room; creating a flexible space that connects work, leisure and garden living.

Inside and out there is an undeniable charm that makes this home feel instantly inviting. A family home with exciting potential to shape and enhance into something truly special.





Porch 1.1m x 1.7m

Step through the front door into this practical porch which provides a handy space to remove coats and shoes, keeping the hall clean and clutter free. With fully glazed walls and door opening into the entrance hall.

Entrance hall 3.8m (max) x 3.6m

The generous entrance hall is full of character with a welcoming fireplace that creates an immediate sense of warmth and charm. Inbuilt storage and shelving are thoughtfully integrated, offering both practicality and a perfect place to display books and decorative pieces. With a window to the front of the property, drawing in lots of natural light, and doors through to the snug, sitting room and dining room.

Sitting Room 4.3m x 3m

A welcoming room with a bright double aspect that fills the room with light throughout the day. There is a fireplace with brick surround and hearth which creates an inviting and warming atmosphere.

Snug 3.9m x 2.9m

A second cosier space for relaxation, with floor to ceiling window to the side of the property and glazed french doors out to the garden. With stairs up to the first floor and door through to the downstairs washroom.

Washroom 1.6m x 0.9m

Fitted with a toilet and sink. With small window to the rear of the property.

Dining and family room 4m x 3.5m

Step down into the dining and family space, which has been extended to create a wonderfully proportioned room ideal for dining and entertaining. One end of the room benefits from a high ceiling that enhances the sense of space and light, whilst the other end features a cosy beamed ceiling, adding warmth and personality. From this room there is convenient access to the utility space, along with a doorway leading through to the kitchen.

Utility Area 3.5m x 1.5m

Separated from the dining and family room by a floor to ceiling curtain, this useful utility area is fitted with both floor and wall cabinets. With laminate worktop and space for a washer and dryer. There is also a sink which sits underneath a window looking out to the side of the property.

Kitchen 3.8m x 1.9m

This traditional cottage kitchen is fitted with wooden units to either side of the room which provide plenty of cupboard space. A four-ring induction hob and built-in double oven are neatly incorporated, with space for a dishwasher and fridge freezer beneath the countertop. The stainless steel sink sits beneath a window with a deep ledge, a characterful detail typical of the period. With beamed ceiling this is a warm and practical space.

Stair to First floor

The stairs lead up to a lower landing which measures 1.3m x 1.2m. With doors off to bed 3 and the family bathroom. There is also a large airing cupboard and loft access from here.











#### Bedroom 3 3.6m x 2m

With window to the front of the property and Velux window. Loft access.

#### Bathroom 2.4m x 2m

Fitted with a bath with shower over, sink in vanity unit with storage below and toilet. There is a floor to ceiling cupboard which houses the water tank. With part tiled walls and obscured glass window to the rear of the property.

#### Upper landing 3.4m x 1.6m

Steps lead up to the upper landing with two windows to the rear of the property and doors off to the bedrooms.

#### Master bedroom 3.6m x 2.7m

A characterful double bedroom with two inbuilt wardrobes to either side of the bed. With window to the front of the property and door through to the ensuite.

#### Ensuite 2.1m x 1.6m

Fitted with sink in vanity unit with plenty of storage, toilet and corner shower cubicle. With window to the rear of the property.

#### Bedroom 2 3.6m x 3.3m

A spacious double bedroom with beautiful high ceiling, previously two rooms that were joined into one. With two windows to the front of the property and a large inbuilt wardrobe with double doors.

#### Bedroom 4 2.6m x 2.4m

A single bedroom with window to the rear and side. With handy eaves storage.

#### Garden

To the rear of the property there is a large patio, with plenty of space for dining and relaxing. The surprisingly large south facing garden has a beautiful lawn that is bordered with an established hedge boundary. The garden is filled with a lovely mix of trees, pretty plants and flowers. To the far end of the garden there is a wood built summer house and a large garden building, built by the previous owners.

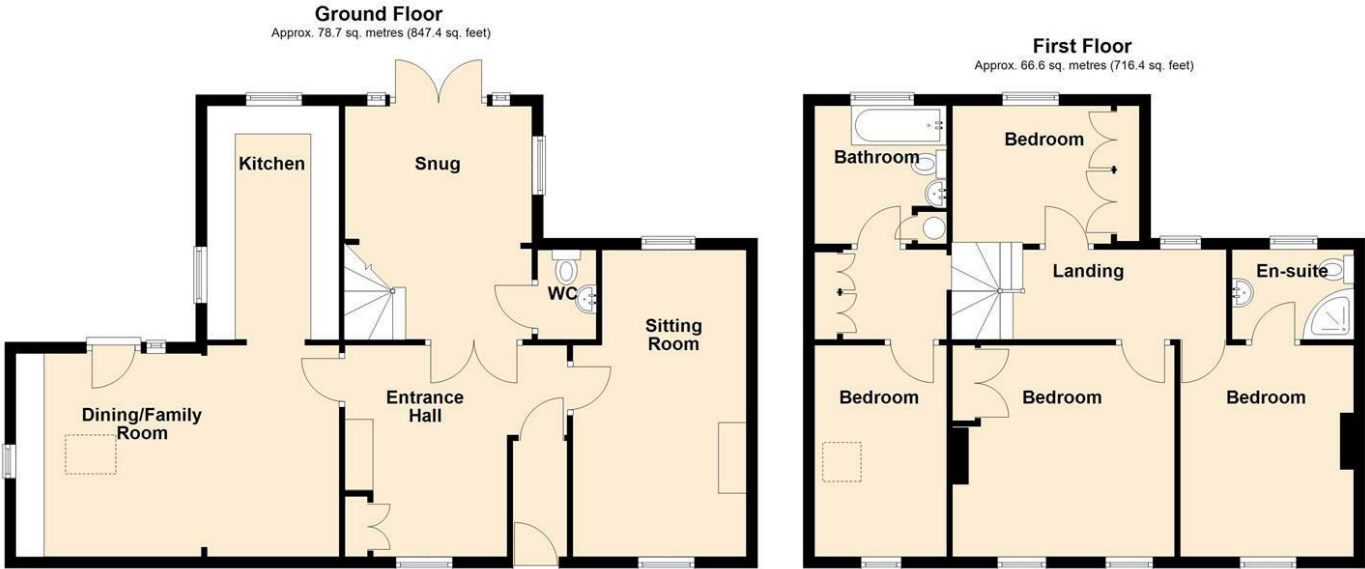
#### Garden Building 15.3m x 3m

This outside building has been separated into three internal rooms. A paved pathway leads through the garden to the part glazed door which opens into Room 1 (3m x 2.3m) which houses the solar panel manifold and My Energy battery. With door through to Room 2 (5.9m x 3m) With 2 sliding patio doors to the garden and 2 storage heaters. Door through to Room 3 (7.1m x 3m) With sliding patio door to the garden.

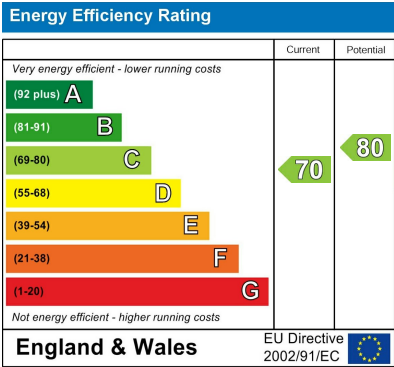
#### Additional Information

There are 12 photovoltaic solar panels on the outbuilding that were installed in 2012. Battery storage was added in 2023.

Floor plans



83 Westgate, Southwell



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