



5 | Main Street | Upton | NG23 5ST

£430,000

FENTON JONES



## Key features

- A 3 bedroom period cottage with bags of potential
- Positioned on a large plot extending to half an acre
- Exciting development opportunity STPP
- Popular village location, bordering open countryside
- Expansive south easterly facing garden
- Charming garden house
- Minster School catchment
- Conveniently positioned for commuters
- No onward chain

## Description

A three bedroom period cottage with quirky character and tremendous potential.

The property sits on a fabulous plot which extends to half an acre and borders beautiful open countryside. The cottage, thought to date back to the 1800's, retains a wealth of charm and original character but would benefit from modernisation. Downstairs there is a homely cottage kitchen, characterful dining room, spacious sitting room as well as a utility room and downstairs bathroom. Upstairs there are three bedrooms, a family bathroom and a study with the potential to convert to a fourth bedroom.

The cottage is positioned at the front of the plot with a private driveway and hardstanding and gravel parking area to the side. The driveway continues past a small portion of the garden, which has been enclosed as a play area, and opens out into a second parking area with access to the outbuildings. The glorious South Easterly facing garden extends from here.

The garden here really is something special, bordered by mature hedges it is completely private. Whilst it is in need of some TLC it has the potential to be a wonderful family garden. Wander down the pathway, through the lawned orchard and down to the bottom of the garden where you will find the charming garden house. With its attractive wooden veranda and rustic log burning stove it is the perfect place to while away the hours.

Located at the edge of the pretty village of Upton this property presents an exciting opportunity for someone who is looking for a home with development potential in a sought after location. Upton is surrounded by open countryside but benefits from being just a short drive from Southwell as well as being just 15 minutes from Newark with train links to London. Upton is in the catchment area for the highly regarded Southwell Minster school.



### Frontage

To the front of the property is a large gravel driveway with parking for several vehicles. There is a part paved area which leads up to the front porch and also to the gate at the side of the property through to an enclosed portion of the rear garden.

### Porch 1.7m x 0.8m

A wooden porch with windows to the front and sides. With tiled floor and part glazed door through to the dining room.

### Dining Room 3.2m x 3.2m (max)

A characterful room with beamed ceiling and wood panelled walls. There is an open fire with brick surround and tiled hearth. With stairs up to the first floor, window to the front and door through to the kitchen.

### Kitchen 2.8m x 3.2m

A cosy cottage kitchen fitted with painted wooden cabinets with a laminate wood effect countertop. There is a ceramic sink, inbuilt shelving and space for a fridge freezer. The Smeg cooker with 6 ring gas hob fits neatly into the recessed alcove. With window to the front and door through to the utility room.

### Utility Room 3.7m x 1.9m

A useful room with space and plumbing for a washing machine and tumble dryer. With a window and part glazed door to the front of the property. Fitted with vinyl flooring and part panelled walls. With doors through to the sitting room and downstairs bathroom.

### Bathroom 3.6m x 1.2m

Fitted with a bath with shower over. With sink, toilet and built in storage cupboard. With two frosted windows to the side.

### Sitting Room 5m x 3.8m

A beautifully light room with two windows looking out over the garden to the rear of the home. With engineered oak flooring and an open fireplace with attractive brick back panel and a solid wooden surround and mantle. With handy under stairs storage cupboard and door through to the rear hallway.







#### Rear Hallway

With part glazed door to the front of the property and stairs up to the first floor.

#### Master Bedroom 3.5m x 3.8m

A double bedroom with 2 windows looking out over the beautiful rear garden. With door through to the rear landing.

#### Bedroom 2 3.1m x 3.3m

A double bedroom with window to the front and built in cupboard. With steps up to the landing.

#### Bedroom 3 2.9m x 2.2m

A single bedroom with some restricted head height. With window to the front.

#### Study 3.4m x 2.9m

Currently used as a home gym. With window to the front and inbuilt cupboards. Door to the rear staircase leading down to the dining room.

#### Bathroom 3.4m x 1.3m

Fitted with a bath with rainfall shower over. With vinyl floor, toilet, sink and window to the front.

#### Garden

A glorious south east facing garden. To the rear of the property there is small section of garden that has been enclosed and used as a play area. The gravel driveway continues past the play area to a second parking area with access to the outhouse. Beyond this is a sprawling garden filled with fruit trees and plants galore. As you walk past the majestic trees and mature plants there is a fenced growers garden with glass greenhouse. The garden then opens out to a beautiful lawned orchard, bordered with mature hedges and completely private. Right at the bottom of the garden there is a fabulous garden house.

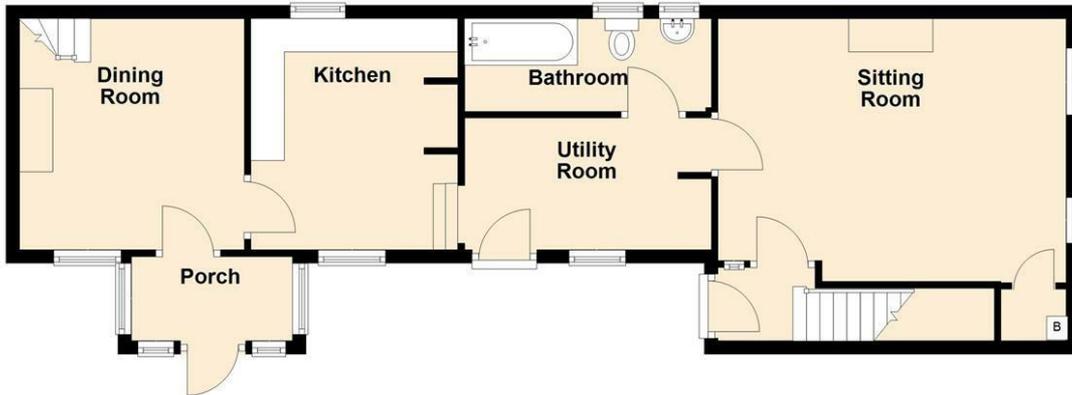
#### Garden house 3.5m x 6m

A wood built garden house with a large veranda across the front. A set of part glazed french doors lead off the veranda through into this fabulous space. The spacious open plan room has a kitchenette area to one side, with floor and wall cabinets. There is plenty of room for a dining table and a sofa or two around the log burning stove. A fabulous garden hideaway with composting toilet to the rear.

# Floor plans

## Ground Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



## First Floor

Approx. 61.1 sq. metres (657.3 sq. feet)



## 5 Main Street, Upton

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   | <b>66</b> |
| (39-54) <b>E</b>                            | <b>41</b>   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

# FENTON JONES

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