



55 | Westgate | Southwell | NG25 0LD

£450,000

FENTON JONES



Key features

- Detached Georgian property in a popular location
- 3 double bedrooms and a good sized family bathroom
- Separate two storey frame knitters cottage
- Beautiful south facing garden
- Private driveway with off street parking
- Plenty of period character throughout
- Minster school catchment
- Walking distance to Southwell town centre & schools

Description

Handsome in its proportions and symmetry, this Grade II listed, 3 bedroom Georgian property sits proudly on Westgate in Southwell, with its sunny yellow door shining onto the street offering a cheerful welcome before you have even crossed the threshold.

Step inside and you are met with all the character and charm you would hope for in a Georgian cottage with the gentle pull of the garden beyond, glimpsed through a fully glazed door to the end of the hallway. Here, a double-height ceiling rises above, filling the space with natural light and an airy sense of openness that feels both surprising and uplifting.

Downstairs, the cosy sitting room is a place for slow evenings in front of the fire whilst to the other side, the house opens out into a sociable, open plan kitchen, dining and living space designed for the everyday rhythms that make a house a home. A welcome addition can be found beneath the stairs, where worn stone steps leads you down into the cellar. A wonderfully practical space, currently arranged as a pantry, storage and utility area offering that all important extra room every home quietly relies on. Upstairs, the three well-proportioned bedrooms are served by a family bathroom.

Outside, the story continues. A walled garden wraps gently from the rear to the side, creating a private, sun-soaked haven. South facing, it invites long afternoons on the patio, the kind that stretch easily into the evening. And then, something a little different. Set apart is a charming former frame knitter's cottage; a space with a history of its own. Inside there is a studio with a log-burning stove and washroom which offers a warm, creative hub; upstairs, two further rooms offer flexibility in abundance. Guest accommodation, a home office, a studio, a games room; a space that can adapt as life changes.

With a private drive and parking and the sought after charm of Southwell just moments away, this is a home that delivers character, personality and versatility.



Entrance Porch 1.9m x 0.9m

The front door opens into the porch with quarry tiled floor. There is a glazed door and step down into the hallway.

Hallway 6m x 1m

There are doors off the hallway to the sitting room, kitchen, cellar and fully glazed door to the rear garden. Stairs up to the first floor.

Sitting room 3.8m x 3.4m

Open the traditional wooden latch door into this lovely cosy room, with a sliding sash window to the front with secondary double glazing. There is a working cast iron fireplace on a tiled hearth. With solid wood floor.

Kitchen dining and living room 7.2m x 3.3m

Kitchen dining 3.2m x 3.3m

An individually designed and constructed kitchen that perfectly suits the style of this home. There is a Belfast sink under the window overlooking the rear garden and space for a dishwasher. There is a mix of built in storage as well as open display shelving. There is a brick chimney with space for a freestanding double oven. To the other side of the chimney is an alcove where the fridge/freezer is situated. With characterful beamed ceiling, tiled floor and fully glazed door out to the garden.

Living 4m x 3.3m

With rustic exposed brick chimney and fireplace with a cast iron multi fuel burner stove. There is a traditional sliding sash window to the front with secondary double glazing as well as a window overlooking the side garden.

Cellar 2.8m x 1.9m

A panelled door leads onto a half flight of stone steps down to the partially underground cellar, with window to the garden. There is built in stone shelving as well as space for the washing machine, dryer and an extra fridge and freezer. The Worcester Bosch boiler is housed in this room.

Stairs to first floor

The stairs are in the double height section of the hall with a large velux window filling this space with natural light. Part way up there is a small landing with a door to the bathroom. The stairs then carry on up to 3 double bedrooms.

Bathroom 2.8m x 1.8m

Fitted with a bath with shower over, a toilet and a sink on a dark wooden cabinet. The room is part tiled and fitted with a handy heated towel rail. With window overlooking the rear garden.







Landing

With doors to the bedrooms and a large airing cupboard with loft access. The hot water cylinder is also in this cupboard.

Bedroom 1 3.9m x 3.4m

There is a sliding sash window to the front with secondary double glazing. In the corner there is a large inbuilt double wardrobe.

Bedroom 2 3.9m x 3.3m

12'9" x 10'9"

There is a sliding sash window to the front with secondary double glazing. There is a large inbuilt double wardrobe.

Bedroom 3 3.3m x 2.8m

A double bedroom with window overlooking the rear garden.

Garden

A charming south facing cottage garden. There is a gate and path from the front of the property that leads through the side garden to the rear. The side garden has a vegetable patch and has previously been the home to chickens. The rear garden has a walled boundary and a gate to the parking area as well as a shed. There is space for 2 cars on the drive or one car and a shed. There is a path that leads directly to the Frame Knitter's Cottage at the bottom of the garden.

Frame Knitter's Cottage

Studio 5.8m x 2.3m

Open space with floor to ceiling glass door to parking, windows to garden, and exposed brick chimney with Morso cast iron log burner. There is a Belfast sink and tap with a wooden drainer and a panelled toilet cubicle. There is an contemporary steel staircase leading to the first floor.

Bedroom 2.9m x 2.5m

Window to the front and roof window.

Study 2.6m x 2.5m

Window to the garden and built in shelving either side of the chimney breast. Access to loft.

Other Information

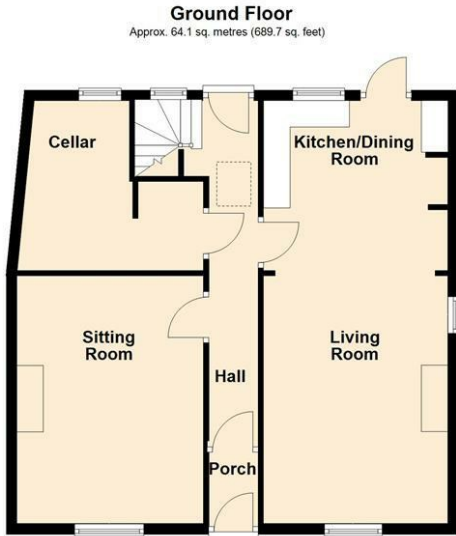
All mains services are connected.

There are solar panels on the roof that are just for the hot water.

The boiler is approximately 6 years old.

The roof was repaired last summer and the lead flashing was renewed. This was done with listed building consent.

Floor plans



55 Westgate, Southwell

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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