

Olivants Cottage Burton Lane, Whatton, Nottinghamshire, NG13 9EQ

Offers Over £800,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Charming Detached Period Home
- Further Potential Subject To Consent
- 3 Reception Areas
- Additional Outbuildings & Garaging
- Delightful Conservation Village
- Accommodation In Excess Of 2,000 Sq.Ft.
- 3 Double Bedrooms
- Ensuite & Main Bathroom
- Pleasant Formal Gardens
- Paddock To Rear (approx 0.7 acre)

We have pleasure in offering to the market this particularly attractive period home with a charming Georgian facade with a central doorway and sash windows behind which lies a versatile level of internal accommodation extending to in excess of 2,000 sq.ft. plus additional outbuildings which, subject to consent, could offer scope to expand the accommodation further.

Over the years the property has been tastefully renovated and modernised but retains much of its original character which provides three main reception areas, three double bedrooms, including an impressive principle suite with a double bedroom and ensuite bath/shower room, and a separate family shower room servicing the other two bedrooms. To the ground floor the accommodation provides an attractive sitting room with windows to three elevations and a separate family/dining area which is open plan to the kitchen which combine to create an excellent everyday living/entertaining space which will undoubtedly become the hub of the home. The kitchen area in turn links through into a substantial orangery at the rear which again provides a further versatile reception space linking into a useful utility and also leading out into the initial formal gardens.

In addition to the current accommodation the property has also had prior planning approval for a full conversion of the attic space in the eaves which, although now lapsed, does demonstrate the property's onward potential depending on a purchaser's requirements.

As well as the internal accommodation the property occupies a delightful plot within this conservation village, offering an excellent level of garage and workshop space which, subject to consents, could offer scope for conversion to increase the ground floor accommodation even further. The outdoor space comprises and initial parking area which leads through into an initial garage space with further garaging, workshop and store at the rear. A central low maintenance courtyard area links back into the living area of the kitchen as well as into the orangery with a more formal garden lying at the rear which is mainly laid to lawn with established borders.

As well as the more formal aspect of the plot, to the rear of the cottage and accessed off its own lane, is the added bonus of a grass paddock which approaches 0.7 of an acre leading down to the River Smite and creates a fantastic outdoor space, whether it be for grazing or simply a natural area to enjoy in addition to the property's own formal gardens.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

WHATTON

Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further amenities can be found in the adjacent village of Aslockton including outstanding primary school, public house and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

A TRADITIONAL STYLE ENTRANCE DOOR WITH GLAZED LIGHTS ABOVE LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

12'7" x 5'11" (3.84m x 1.80m)
Having a spindle balustrade staircase rising to the first floor landing, deep skirtings, under stairs alcove, cloaks hanging space and, in turn, further doors leading to:

SITTING ROOM

21'6" x 14'3" (6.55m x 4.34m)
A well proportioned, light and airy space benefitting from windows to three elevations; the focal point to the room being a chimney breast with attractive finished stone fire surround and mantel, slate hearth and inset open fire; alcove to the side with built in dresser unit, exposed beams to the ceiling, sealed unit double glazed window to the rear and sash windows to both the front and side.

GROUND FLOOR CLOAK ROOM

5'9" x 3'6" (1.75m x 1.07m)
Having a two piece contemporary suite comprising WC with concealed cistern and storage cupboard above and wall mounted washbasin with chrome swan neck mixer tap; metro style tiled splash backs and high ceiling with exposed beams.

OPEN PLAN LIVING KITCHEN

22' max x 16'7" max (6.71m max x 5.05m max)
A dual aspect space which comprises an initial kitchen area which is open plan to the family room/snug but also leads into the addition of a substantial orangery at the rear which provides a further versatile reception space. These areas combine to create a fantastic area of generous proportions, perfect for families and everyday living.

INITIAL KITCHEN AREA

16'8" x 8'11" (5.08m x 2.72m)
Having a high ceiling with attractive exposed beams, sealed unit double glazed French doors into the orangery and a large open doorway leading through into the family area. The kitchen is fitted with a generous range of wall, base and drawer units with traditional style fittings, butchers block work surfaces and a central island unit providing additional storage but also having an undermounted ceramic sink with swan neck mixer tap; an inglenook provides a further preparation area with work surfaces and cupboards beneath and space for free standing gas or electric range with inset downlighters above; space for free standing fridge

freezer, integrated dishwasher.

The kitchen area opens out into:

FAMILY ROOM
12'5" x 13'8" (3.78m x 4.17m)
Perfect as an everyday living space having sash window to the front elevation, exposed beam to the ceiling and multi paned stable door into the courtyard at the side.

From the kitchen area a pair of French doors lead through into:

ORANGERY
22' max x 12'5" (6.71m max x 3.78m)
A fantastic well proportioned light and airy space providing a further versatile reception room ideal as formal dining or an additional sitting room overlooking the rear garden. The room benefits from windows to three elevations as well as a central sky lantern; attractive exposed internal brick work, Travertine style tiled floor, French doors into both the rear garden and side courtyard and a further door giving access into:

UTILITY ROOM
16'9" x 5'10" (5.11m x 1.78m)
Providing a good level of storage with both wall and base units, 3/4 height larder unit, work surface with inset sink and drain unit with chrome mixer tap, space for washing machine beneath and further free standing appliances, double glazed window and exterior door into the courtyard.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING
Having sash window to the front and, in turn, further doors leading to:

BEDROOM 1
13'4" x 12'10" (4.06m x 3.91m)
A double bedroom benefitting from ensuite facilities; inset downlighters to the ceiling, sash windows to the front elevation and a further door leading through into:

ENSUITE SHOWER/BATH ROOM
11'6" x 8'10" (3.51m x 2.69m)
Having a contemporary suite comprising large double width shower enclosure with initial drying area, glass screen and wall mounted shower rose, free standing double ended bath, pedestal washbasin and close coupled WC; tiled floor and splash backs and sealed unit double glazed window overlooking the rear garden.

BEDROOM 2
12'6" x 14'8" max into alcove (3.81m x 4.47m max into alcove)
A well proportioned double bedroom having a pleasant aspect down the lane at the front; chimney breast with alcoves to the side and sash window.

BEDROOM 3
13'10" x 9' (4.22m x 2.74m)
A double bedroom having an aspect into the rear garden with dado rail and inset downlighters to the ceiling.

MAIN SHOWER ROOM
9'4" x 8' (2.84m x 2.44m)
Having a three piece suite comprising double length shower enclosure with initial drying area and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin; built in airing cupboard, contemporary towel radiator and sealed unit double glazed window overlooking the rear garden.

EXTERIOR
The property occupies a delightful, established, plot tucked away within this attractive conservation village, set back behind a walled frontage with a central pathway leading to the front door. Adjacent to this a driveway provides off road car standing and in turn leads to a run of garaging and outbuildings which could offer further potential subject to consent.

INITIAL BRICK GARAGE
21' deep x 13'9" max wide (6.40m deep x 4.19m max wide)
A generous garage large enough to accommodate a reasonable sized vehicle or additionally workshop or storage space; having a pitched ceiling with exposed timbers, up and over door and courtesy door to the side.

Leading off the driveway a wrought iron courtesy gate leads into:

INITIAL COURTYARD GARDEN
Having a paved seating area and linking back into the orangery as well as as the utility room and, in turn, also gives access to additional outbuildings.

INITIAL WORKSHOP/STORE
13'10" x 11'4" (4.22m x 3.45m)
A useful space having a high vaulted ceiling with exposed timbers, original low level brick thrawls, attractive brick set floor and an open doorway which leads through into:

SECOND GARAGE
24'7" deep x 13'9" wide (7.49m deep x 4.19m wide)
Again having a pitched roof with exposed timbers, up and over door to the front ledge and brace timber door to the side.

WORKSHOP/STABLE
13'4" x 11'7" (4.06m x 3.53m)
A useful storage space which potentially could be utilised as a stable having a pitched roof with exposed timbers and a ledge and brace door leading off both the courtyard and out to the lane at the rear giving access to the paddock.

GARDEN
The rear garden is a good proportion, mainly laid to lawn; having well stocked perimeter borders with a range of mature trees and shrubs and established borders and enclosed in the main by fencing and hedging and links back into the orangery creating an excellent outdoor entertaining space.

PADDOCK
Located off Chapel Walk, to the side of the property's formal plot, a green lane gives access down into an enclosed paddock which approaches 0.7 of an acre and leads down to the River Smite on the northerly side. The paddock is mainly grassed and would provide ideal grazing or simply a fantastic outdoor space close to the main cottage.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band F

TENURE
Freehold

PRIOR PLANNING APPROVAL
Planning was approved in 2007 for a full conversion of the attic space which would offer a good level of head height and include the installation of three dormer windows. This would add considerable potential with further bedrooms and bathroom. Although the planning has lapsed and would therefore need re-application it does demonstrate onward potential and the details of this original planning application is available to view on Rushcliffe Borough Council's planning portal under reference number 07/01770/FUL.

ADDITIONAL NOTES
The property is understood to have mains electricity, drainage, gas and water, (information taken from Energy performance certificate and/or vendor).
Work was carried out through insurance, relating to neighbouring trees. These have been removed and works completed on the property.
The property lies within the village conservation area.

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions


























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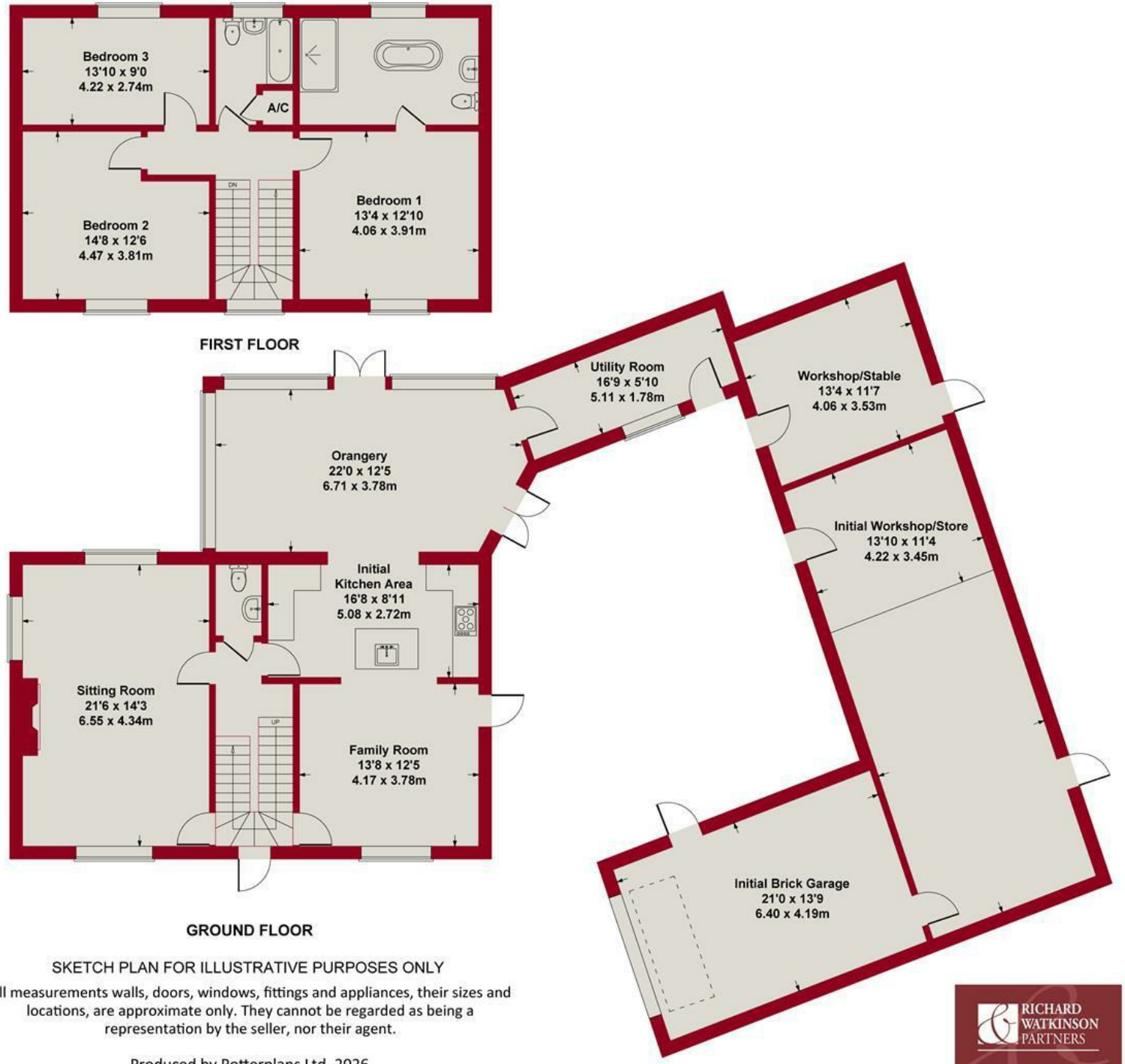












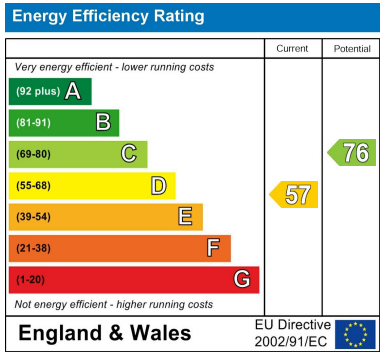
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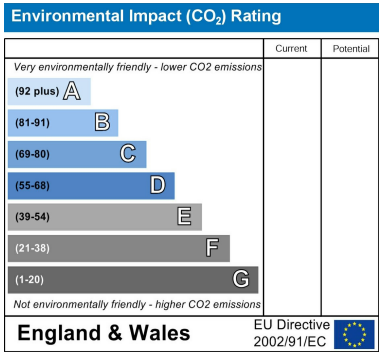
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICHARD WATKINSON PARTNERS









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RICS

The Property Ombudsman

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