



**Holly House, Church Road, Harby,
Newark, NG23 7ED**



Book a Viewing!

£425,000

A detached character cottage, which we have been advised by the vendor originally dates back to 1870, situated in a lovely position close to the local church within the pleasant village of Harby. The internal living accommodation briefly comprises Entrance Porch leading to a Reception Area, Dining and Kitchen Area, Utility Room with Cloakroom, Office/Storage Room, L-shaped Lounge and Dining Area, further Living Room and the First Floor Landings lead to Four Bedrooms, further additional Study/Bedroom which is accessed through a Bedroom, Family Bathroom and Shower Room. Outside there is an electric gated access with a driveway leading to the side of the property. There is a Detached Garage/Workshop and Storage Area, with further covered Storage Areas. The property is surrounded by spacious and mature gardens. The property benefits from oil fired central heating and is being sold with No Onward Chain.





LOCATION

Harby is a village and civil parish in the Newark and Sherwood district of Nottinghamshire. It is a small, peaceful rural community surrounded by attractive countryside and farmland. Harby is located close to the River Trent, providing residents and visitors with scenic views and opportunities for walking and exploring the surrounding countryside. The village offers a range of amenities, including a church, village hall, public house, community facilities and local bus services, while benefiting from a peaceful setting within easy reach of nearby towns such as Newark-on-Trent.

ACCOMMODATION

ENTRANCE PORCH

7' 2" x 5' 10" (2.18m x 1.78m) With double doors and door leading to the reception area.

RECEPTION AREA

18' 10" x 11' 10" (5.74m x 3.61m) With two windows, three radiators and stairs rising to the first floor.

UTILITY ROOM

13' 1" x 12' 3" max (3.99m x 3.73m) With a range of built-in cupboards and pantry cupboards, plumbing for washing machine and dishwasher, circular sink and window.



CLOAKROOM

With WC, wash hand basin, radiator and window.

OFFICE/STORAGE ROOM

13' 3" x 12' 10" (4.04m x 3.91m) With two windows and radiator.

KITCHEN AREA

12' 11" x 8' 10" (3.94m x 2.69m) With fitted wall and base cupboards, electric hob, wood burner/stove, sink and drainer, stairs rising to the first floor and two windows.

DINING AREA

18' 9" x 8' 9" (5.72m x 2.67m) With two windows, two radiators, electric oven and fitted wall and base cupboards.



LOUNGE/DINER

(L-shaped) 21' 1" x 11' 11" max narrowing to 7' 11" (6.43m x 3.63m) With window, double doors to lean-to, radiator and wood burning stove.

LEAN-TO

With glazed window and double doors.

LIVING ROOM

13' 0" x 12' 0" (3.96m x 3.66m) With window and radiator.

FIRST FLOOR LANDING

BEDROOM

18' 11" x 10' 0" max to wardrobes (5.77m x 3.05m) With three windows, radiator and fitted cupboard/wardrobes.



BEDROOM

11' 7" x 8' 10" (3.53m x 2.69m) With window, radiator and access to study/bedroom.

STUDY/BEDROOM

13' 1" x 8' 10" (3.99m x 2.69m) With window and radiator.

BEDROOM

12' 0" x 11' 3" (3.66m x 3.43m) With window, radiator and built-in cupboard/wardrobes.

BEDROOM

12' 0" x 10' 9" (3.66m x 3.28m) With window, radiator and built-in cupboard/wardrobes.

BATHROOM

With suite to comprise bath, WC and wash hand basin, part tiled surround, airing cupboard with hot water cylinder and window.

SHOWER ROOM

With suite to comprise fitted shower cubicle, WC and wash hand basin, radiator and window.

OUTSIDE

There is electric gated access leading to the side and rear of the property. There is a garage and workshop area. There are spacious and mature gardens surrounding the property with a wide variety of mature trees, shrubs and borders and a further lawned area.





GARAGE

22' 9" x 19' 0" (6.93m x 5.79m) With access to the workshop.

WORKSHOP AREA

19' 0" x 9' 11" (5.79m x 3.02m)

STORE/GARAGE

19' 0" x 8' 6" (5.79m x 2.59m)

KEY FACTS FOR BUYERS

SERVICES

Mains electricity and water. Drainage to septic tank. Oil central heating. Solar Panels.

EPC RATING – E.

COUNCIL TAX BAND – E (Newark and Sherwood DC).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

DISCLAIMER

The site plan used in the marketing of this property is for illustrative purposes only. It should not be relied upon as exact representations of the property's size.

NOTE

The vendor has indicated that planning approval was previously granted for the conversion of the outbuilding to form residential accommodation in January 2006.

Proposal: Conversion of outbuilding to form residential accommodation (Re-Submission) - 05/02077/FUL - Newark and Sherwood District Council

Site Address: Rear Of Holly House Church Road Harby Newark On Trent



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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given notice that:

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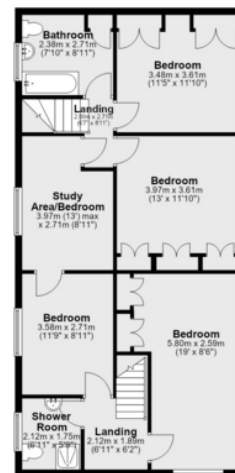
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Ground Floor
Approx. 214.9 sq. metres (2355.5 sq. feet)



First Floor
Approx. 86.3 sq. metres (930.9 sq. feet)

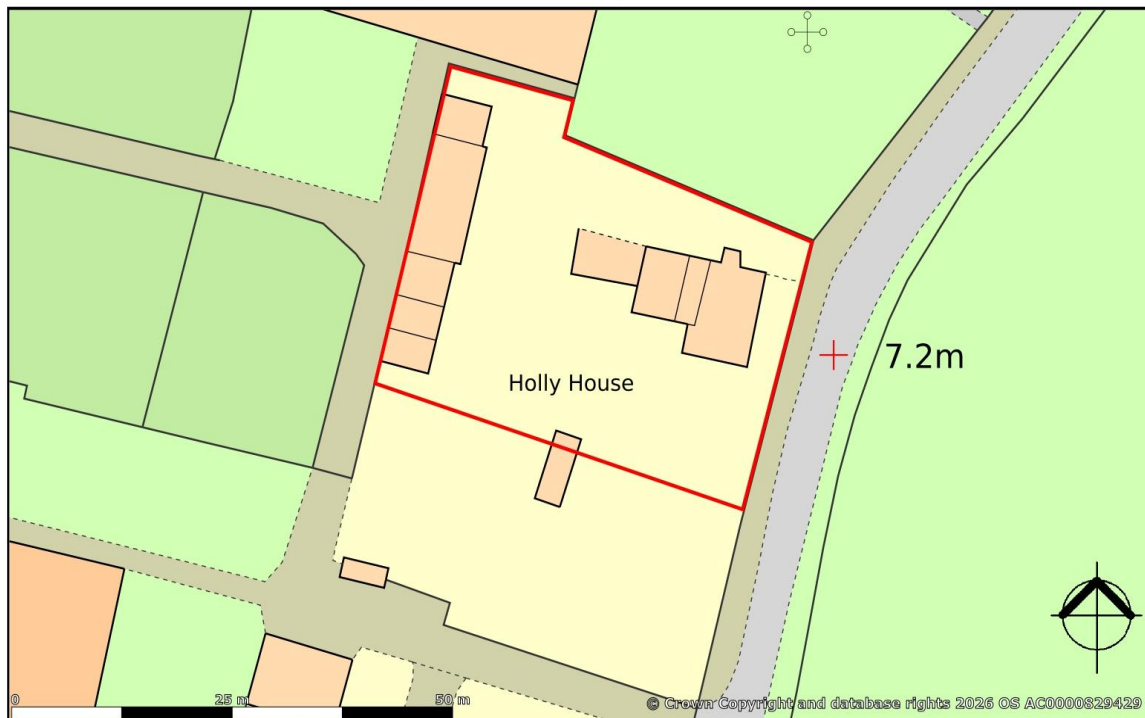


Total area: approx. 305.3 sq. metres (3286.3 sq. feet)

For Guidance Purposes Only
Plan produced using PlanSpace

Holly House, Church Road, Harby, Newark

Holly House, Church Road, Harby, Newark, NG23 7ED



created on edozo

Plotted Scale - 1:500

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01522 510044

22 Queen Street
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.