

34 High Street, Collingham, NG23 7LA

£500,000

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Surveyors, Estate Agents, Valuers, Auctioneers

An attractive double-fronted period village residence, showcasing early Georgian influences and occupying a desirable position within the heart of Collingham's Conservation Area. Arranged over two floors, the property offers spacious and versatile accommodation, retaining a wealth of original character and period features. Requiring some modernisation, the property presents an excellent opportunity for a purchaser to further enhance and create a home tailored to their own tastes.

The accommodation begins with an entrance vestibule leading into the welcoming sitting room, a room full of character featuring exposed ceiling beams and an attractive fireplace as its focal point. A second reception room to the front elevation provides an excellent family room, playroom or snug and also benefits from exposed beams that reflect the property's period heritage.

Beyond lies a useful inner lobby with access to a deep cellar and leading through to the spacious family kitchen. Fitted with an extensive range of units complemented by granite work surfaces, terracotta tiled flooring and underfloor heating, the kitchen offers ample space for day-to-day family life. Adjoining the kitchen is a practical utility room together with a ground floor shower room.

To the rear of the property, a substantial extension has created a superb dining room with French doors opening onto the garden, alongside an impressive lounge featuring a vaulted ceiling, an abundance of natural light and a multi-fuel stove. This wonderful living space enjoys direct views over the south-facing gardens and provides an ideal setting for both entertaining and family gatherings.

A rear hallway leads to the principal bedroom suite comprising a generous double bedroom and en suite bathroom. To the first floor are three further well-proportioned bedrooms together with the family bathroom, providing flexible accommodation for growing families, home working or visiting guests.

Externally, the property enjoys an attractive forecourt frontage, whilst double gates provide access to the delightful enclosed rear gardens. Predominantly south-facing, the mature gardens offer a high degree of privacy and provide a wonderful outdoor environment for both relaxation and family enjoyment.
The property benefits from gas-fired central heating and double glazing throughout and offers buyers the rare opportunity to acquire a substantial period home in one of the village's most sought-after locations, with scope to update and modernise in certain areas to create a truly exceptional family residence.

Situated approximately six miles west of Newark-on-Trent, Collingham is one of Nottinghamshire's most popular and well-served villages, combining a thriving community atmosphere with excellent transport connections and a wide range of everyday amenities.

The village offers an impressive selection of facilities including a Co-op supermarket, convenience stores, post office, butcher, pharmacy, medical centre, dental practice, library, public houses and a highly regarded primary school. A variety of clubs, societies and sporting facilities contribute to a vibrant community spirit, making Collingham particularly appealing to families, professionals, and retirees alike.

For commuters, Collingham benefits from its own railway station providing regular services to Newark, Lincoln, and Nottingham, whilst the nearby A46 offers excellent road links to Newark, Lincoln and the wider East Midlands. Newark North Gate station, with direct services to London King's Cross in around 75 minutes, is only a short drive away.
The surrounding countryside provides numerous opportunities for walking, cycling and outdoor recreation, whilst the nearby River Trent and attractive rural landscape add to the village's enduring appeal.

Collingham successfully combines the convenience of a well-equipped village with the character and sense of community often associated with smaller rural settlements. With excellent amenities, strong transport links and attractive surrounding countryside, it remains one of the most desirable village locations in the Newark area.

This period house is constructed with brick elevations and part slate and part pantiled roof. The property has a combination gas fired central heating boiler and uPVC double glazed windows throughout. The living accommodation, which is laid out over two levels, can be described in more detail as follows:

GROUND FLOOR

PANELLED ENTRANCE DOOR
With brass furniture.

ENTRANCE VESTIBULE
With leaded light stained door to the sitting room and a panelled door to the front family room.

SITTING ROOM
16'6" x 12'2" (5.03m x 3.71m)
Stone fireplace, dog grate, pine surround and quarry tiled hearth. This room has a lofty heavily beamed ceiling, fitted wall lights, window in the front elevation and a picture window enjoying an aspect of the garden.

FAMILY ROOM
13' x 12' (3.96m x 3.66m)



A practical room for the family with a period stone fireplace surround, fitted gas fire and pine mantle. Built in pine cupboard, lofty heavily beamed ceiling, radiator and connecting door to the front hall. Oak plank flooring.

LOBBY
With a pine door to the cellar with an old stone thrall.

KITCHEN
16'7" x 12'1" (5.05m x 3.68m)



With a terracotta tiled floor with electric under floor heating. There are Shaker style units finished off with hand-painted cream solid oak doors with working surfaces incorporating a dressing unit with cupboards and a China cabinet with stainless steel mesh. There is an island unit with granite working surface with cupboard space. Integrated fridge freezer and dishwasher. An exposed brick wall incorporates the chimney reveal with the COOKING RANGE providing four gas rings and hot electric plate and two ovens. Adjacent to this is a point arched niche with downlights. Extractor fan, stainless steel one and a half sink, neat solid oak trim to the kitchen units and access leading through to the utility area.



UTILITY AREA
With a loft ladder to boarded roof storage, halogen light, plumbing for washing machine and tumble dryer, wall cupboard and terracotta tiled floor. Radiator. Connecting to:-

SHOWER ROOM



With a 3'10" wide shower, low suite WC, basin, halogen lighting, walnut real wood floor and radiator.

DINING ROOM
15'2" x 9'8" (4.62m x 2.95m)



With south facing French windows to the garden, walnut real wood floor, double panelled radiator, three substantial exposed beams and recessed spot lighting.

LOUNGE
15'2" x 15' (4.62m x 4.57m)



With a lofty pitched vaulted ceiling incorporating exposed timber collars and purlins. There are two south facing windows, multi fuel stove in the corner with a quarry tiled hearth. Two wall lights and a double panelled radiator. Walnut real wood flooring.

REAR HALL
With radiator, walnut real wood flooring and recess spot lights.

BEDROOM FIVE
11'8" x 11' (3.56m x 3.35m)



With two substantial exposed beams, south facing French windows and recessed lighting. Walnut rear wood flooring. The rear hall leads through to the master bedroom suite:-

BEDROOM ONE
15'3" x 12' (4.65m x 3.66m)



With south facing window, walnut real wood floor, two double panelled radiators, two exposed heavy beams, two double and a single fitted wardrobe. Halogen lighting.

EN SUITE BATHROOM
With bath, pedestal basin, shower cubicle and low suite WC. Shaver point, radiator and halogen lighting.

FIRST FLOOR
A door from the kitchen provides access to the staircase leading to the first floor landing with archway and radiator. There are two steps to the front landing with radiator.

BEDROOM TWO
13' x 12' (3.96m x 3.66m)



A pleasant room to the front of the house with an oak real wood floor, radiator, two sets of fitted chest of drawers and two double wardrobes. Radiator.

BEDROOM THREE
13'3" x 12'1" (4.04m x 3.68m)



A double sized room to the front of the house with oak real wood floor and radiator.

REAR LANDING AREA



With halogen spot lights.

BEDROOM FOUR
12' x 9'6" (3.66m x 2.90m)



With built in cupboard, old pine door, double panelled radiator and oak real wood floor.

BATHROOM



Recently fitted with a large bath, screen and wall mounted shower attachment. Contemporary style basin and low suite WC. Fitted wall mirrors and two corner cabinets. Halogen lighting and radiator.

OUTSIDE
There is a tarmacadam forecourt and parking area. Double ledged and braced doors provide access to the gravel drive and parking space. A low paving fence encloses the stone patio and yard area which is a pleasant south facing and sheltered spot. The garden is nicely landscaped with lawned areas, mature silver birch and various Fir trees. There is a 6'0" high wall to the south boundary. A summer house in the corner of the garden.

INTEGRAL STORE ROOM
There is planning permission approved for the construction of a double garage.







SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

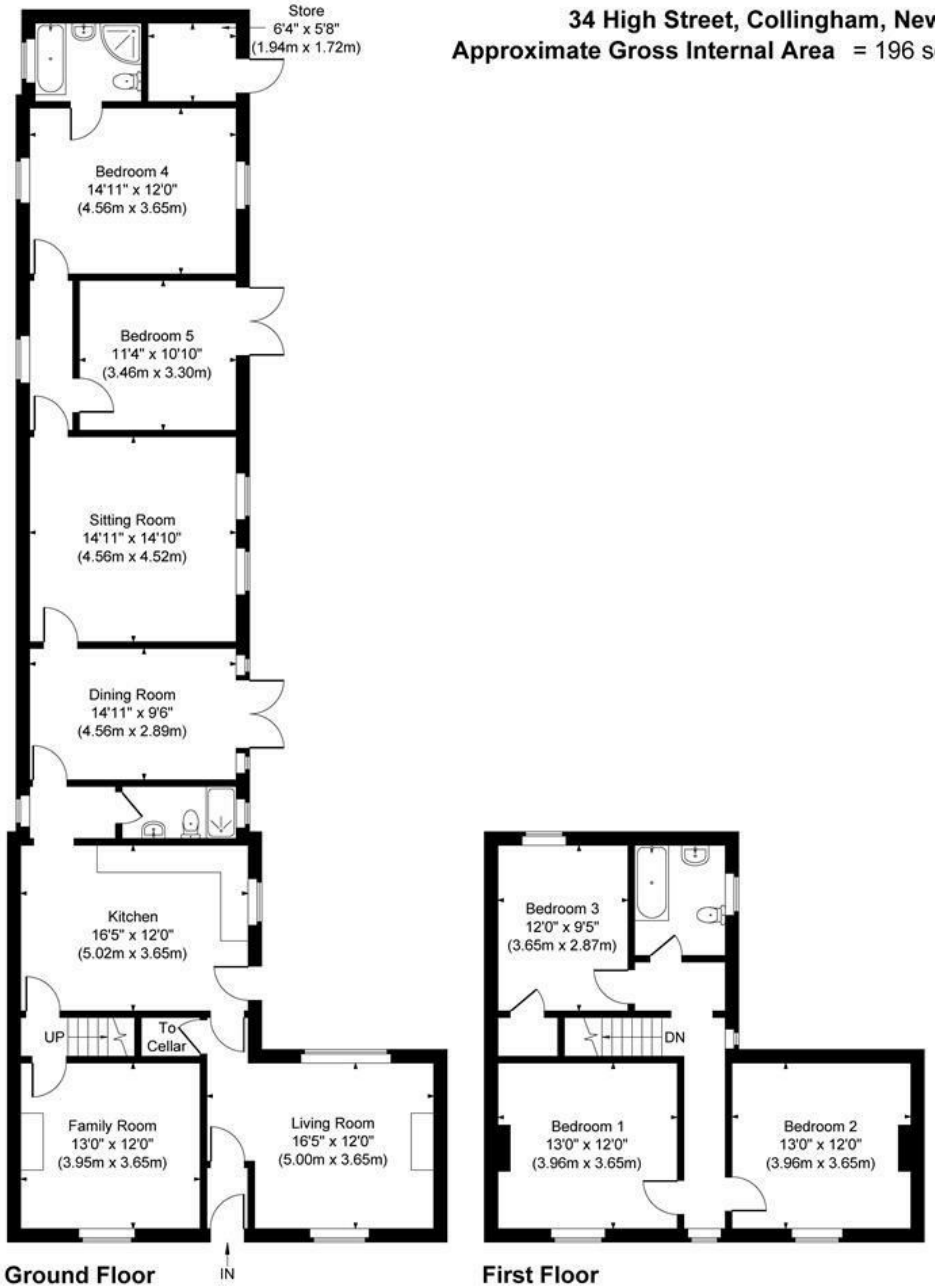
VIEWING
Strictly by appointment with the selling agents.

POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band D.

34 High Street, Collingham, Newark
Approximate Gross Internal Area = 196 sq.m/2106 sq.ft

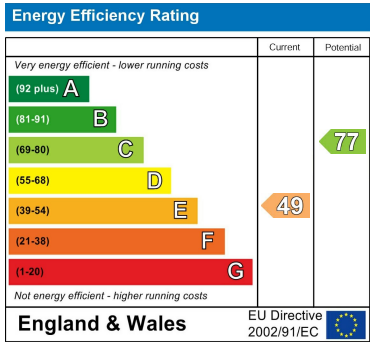


Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

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The Property Ombudsman

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