



Yew Tree Cottage, Old Hall Drive, Widmerpool, NG12 5PZ

Guide Price **£895,000**

Detached House, 4 Bedrooms

Yew Tree Cottage occupies a glorious established plot of 1/4 of an acre on a private road in the highly regarded South Nottinghamshire village of Widmerpool. The property is located towards the end of the road next to the village church and surrounded by mature trees. The house is built in the original walled garden of Widmerpool Hall and enjoys a lovely South facing aspect. The accommodation is well proportioned, spacious and bright with many rooms being double aspect. The impressive sized entrance hall has a feature staircase and a galleried landing with large feature window. Living room with inglenook fireplace, dining room with bay window, breakfast kitchen, utility room, cloakroom, D/S WC and large home office/downstairs bedroom. To the first floor the master bedroom is large with an almost equally large en-suite bathroom, two further bedrooms and bathroom. Sweeping private driveway leads to double electric garage.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is shown and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Key features:

- Glorious Established 1/4 on an Acre Walled Garden Plot
- Beautiful Location at the End of a Private Road Next to Church
- Highly Regarded South Nottinghamshire Village
- Stunning Views of Surrounding Countryside
- Bright & Spacious Accommodation Throughout
- Impressive Entrance Hall & Galleried Landing with Feature Window
- Three Receptions Rooms, Breakfast Kitchen, Utility, Cloakroom & WC
- Large Master Bedroom with En-suite, Two Further Bedrooms & Bathroom
- Sweeping Driveway with Double Garage with Electric Door
- Rare Opportunity in this Fabulous Location

IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rex Gooding LLP.