



**The Dovecote House Bakers Lane, Westborough  
NEWARK NG23 5HL**

**welcome to**

**The Dovecote House Bakers Lane, Westborough NEWARK**

GUIDE PRICE £825,000-850,000 Sitting on approximately 4.78 acre plot, this characterful home is perfect for all of the family. With ample living space on the ground floor, five / six bedrooms in total and potential to convert part of the property into an annex plus stables and barn.



### **Entrance Porch**

8' x 6' 4" ( 2.44m x 1.93m )

### **Entrance Hall**

With stairs to the first floor landing, storage cupboard, radiator, door to the rear and two double glazed windows to the front.

### **Reception Room**

12' 8" x 13' 8" ( 3.86m x 4.17m )

Fire place, radiator, door to the side and window to the side.

### **Laundry / Utility Room**

12' 2" x 13' 10" ( 3.71m x 4.22m )

Belfast sink, plumbing for washing machine and space for tumble dryer, radiator and two windows to the side.

### **Kitchen**

15' 7" x 13' 6" ( 4.75m x 4.11m )

With a range of wall and base units, plumbing for dishwasher and space for American style fridge freezer, Aga, Belfast sink and window to the rear.

### **Dining Room**

13' 4" x 13' 7" ( 4.06m x 4.14m )

Fireplace with surround, radiator and window to the rear.

### **Cloakroom**

5' 4" x 4' ( 1.63m x 1.22m )

Low level WC, wash hand basin and obscured window to the front.

### **Living Room**

15' 4" x 18' 5" ( 4.67m x 5.61m )

With vaulted ceilings, multi fuel burner with surround, radiator and window to the side.

### **Rear Lobby**

Stairs to the secondary landing/master suite and window to the front.

### **Bar**

15' 10" x 13' 4" ( 4.83m x 4.06m )

Bar area, door to front and window to the rear.

### **Games Room**

15' 5" x 24' 6" ( 4.70m x 7.47m )

Radiator, window to the front and two French doors leading into the garden.

### **Ground Floor Bedroom**

9' 5" x 12' ( 2.87m x 3.66m )

Radiator and window to the side.

### **Ensuite**

6' 3" Max x 6' 9" Max ( 1.91m Max x 2.06m Max )

Low level WC, wash hand basin, shower, radiator and window to the side.

### **First Landing**

With window to the side.

### **Bedroom**

14' 4" x 12' 6" ( 4.37m x 3.81m )

Wardrobes, radiator and window to the side.

### **Bedroom**

11' 9" x 11' 3" ( 3.58m x 3.43m )

Wardrobes, radiator and window to the side.

### **Bedroom**

14' 7" x 14' ( 4.45m x 4.27m )

Wardrobes, radiator and window to the rear.

### **Open Landing**

14' 3" x 10' 5" ( 4.34m x 3.17m )

With the opportunity to convert into a further bedroom. Access to the bathroom, radiator and window to the rear.

### **Bathroom**

16' 4" Max x 10' 11" Max ( 4.98m Max x 3.33m Max )

Low level WC, two wash hand basins, heated towel rail, shower cubicle, free standing bath, airing cupboard with tank and shelving plus two windows to the rear.

### **Secondary Landing**

13' 6" x 15' 5" ( 4.11m x 4.70m )

An open landing/dressing area with radiator and windows to both the front and rear.

### **Master Bedroom**

24' 8" x 15' 3" ( 7.52m x 4.65m )

Vaulted ceiling, radiator, three windows to the side and one to the rear.

### **Outside**

#### **Garden/outbuildings/land**

To the front of the property is an extensive gravel driveway leading to the carport. The double carport is attached to two stables and has the potential to be converted into an additional two stables. There is also a steel barn. The main garden wraps around the property to the front, rear and sides and is laid to lawn with a patio and multiple seating areas. The garden which is also enclosed by both fencing and hedges offers gated access to the fields situated at the rear of the property which are owned by the property. The total area of both the property and lands is approximately 4.78 acres.



**view this property online** [williamhbrown.co.uk/Property/NWK104050](http://williamhbrown.co.uk/Property/NWK104050)





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## The Dovecote House Bakers Lane, Westborough NEWARK

- EQUESTRIAN OPPORTUNITY
- APPROX 4.78 ACRE PLOT
- STABLES / EQUESTRIAN PROPERTY
- AMPLE OFF STREET PARKING
- POPULAR LOCATION

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: F

guide price

**£825,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWK104050](https://www.williamhbrown.co.uk/Property/NWK104050)



Property Ref:  
NWK104050 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)