



'Ormonde Cottage' South Street Normanton On Trent NG23 6RQ

Guide £550,000 - £570,000 Freehold

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

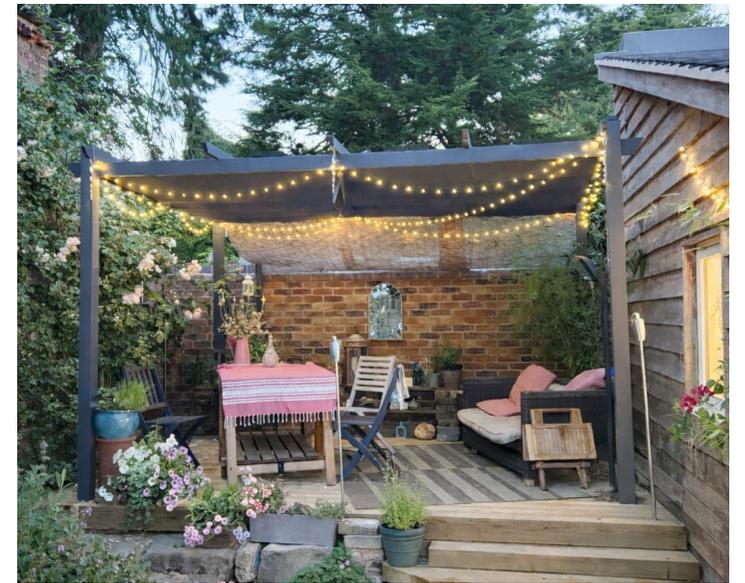
A beautifully presented and sympathetically extended period cottage, dating back to 1812, set within a mature and private gardens of approximately 0.35 acres and backing onto the grounds of Normanton Hall. This unique home has been thoughtfully renovated and enhanced, seamlessly blending original character with high-quality contemporary finishes. The accommodation is both deceptively spacious and versatile, offering three characterful reception rooms, each with its own charm, alongside a practical boot room, stylish ground floor shower room and WC - perfectly suited to modern country living.

At the heart of the home lies a stunning, recently extended kitchen/dining space, inspired by Scandinavian design. Featuring a semi-vaulted ceiling, an abundance of natural light and doors opening directly onto the garden and decking, this room has been beautifully crafted with band sawn oak bespoke units, limestone worktops and integrated appliances, creating a warm yet refined space for everyday living and entertaining. The first floor provides three generous double bedrooms and a luxurious family bathroom, finished with a blend of contemporary and period fittings.

Externally, the property enjoys a landscaped garden extending to approximately 0.35 acres, with a mix of lawned areas, ornamental planting and mature trees including hornbeam, birch, cherry and David Austin roses. A gravelled driveway provides parking for several vehicles, while a DETACHED BARN—currently used as a garage/store—offers excellent potential for conversion to a home office, studio or ancillary accommodation, subject to the necessary consents.

The level of renovation throughout is exceptional, including full re-wiring (with CAT 5 to the barn), new central heating system, bespoke accoya hardwood double glazed windows, in-ground LPG tank, new drainage system and re-lined chimney with recently installed wood burner. High-quality finishes include lime plastered walls, reclaimed pine flooring, tumbled marble, Lusso sanitaryware and deVOL nickel fittings.

















All three double bedrooms are beautifully presented with the principal bedroom featuring a vaulted ceiling and exposed brick wall.

The family bathroom (next page) is a luxurious retreat with high quality fittings throughout.

Last page - The gardens are a highlight of the property - approximately 0.35 acres in total and featuring an ornamental pond, vegetable garden, two greenhouses and detached timber garden cabin.







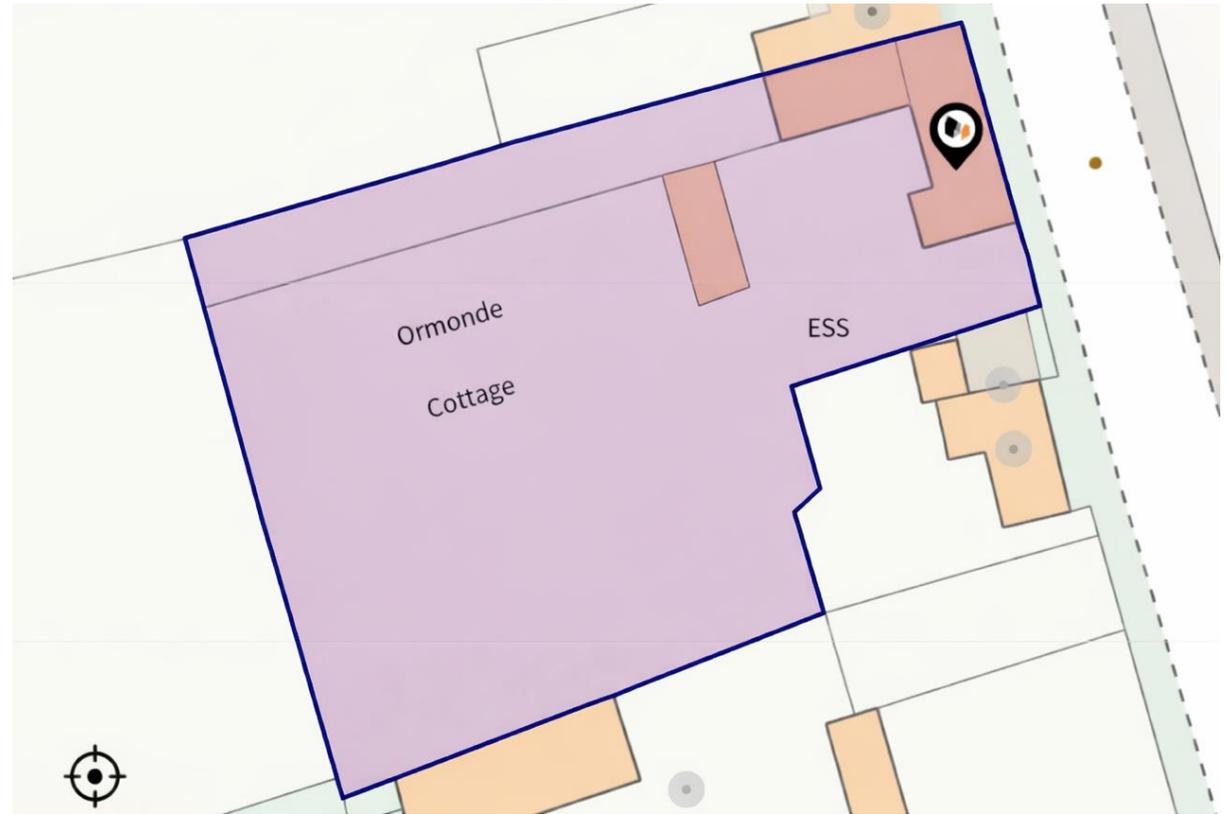
Council tax band E
LPG central heating
Mains drainage
EV charger
Flood risk - Low

Newark Northgate Train Station
to London King Cross -
approximately 12 miles

Main Office 01623 392676
Email mail@jfea.co.uk

64 Main Street Farnsfield NG22 8EF

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Homes



Ormonde Cottage
South Street
Normanton-On-Trent
NEWARK
NG23 6RQ

Energy rating

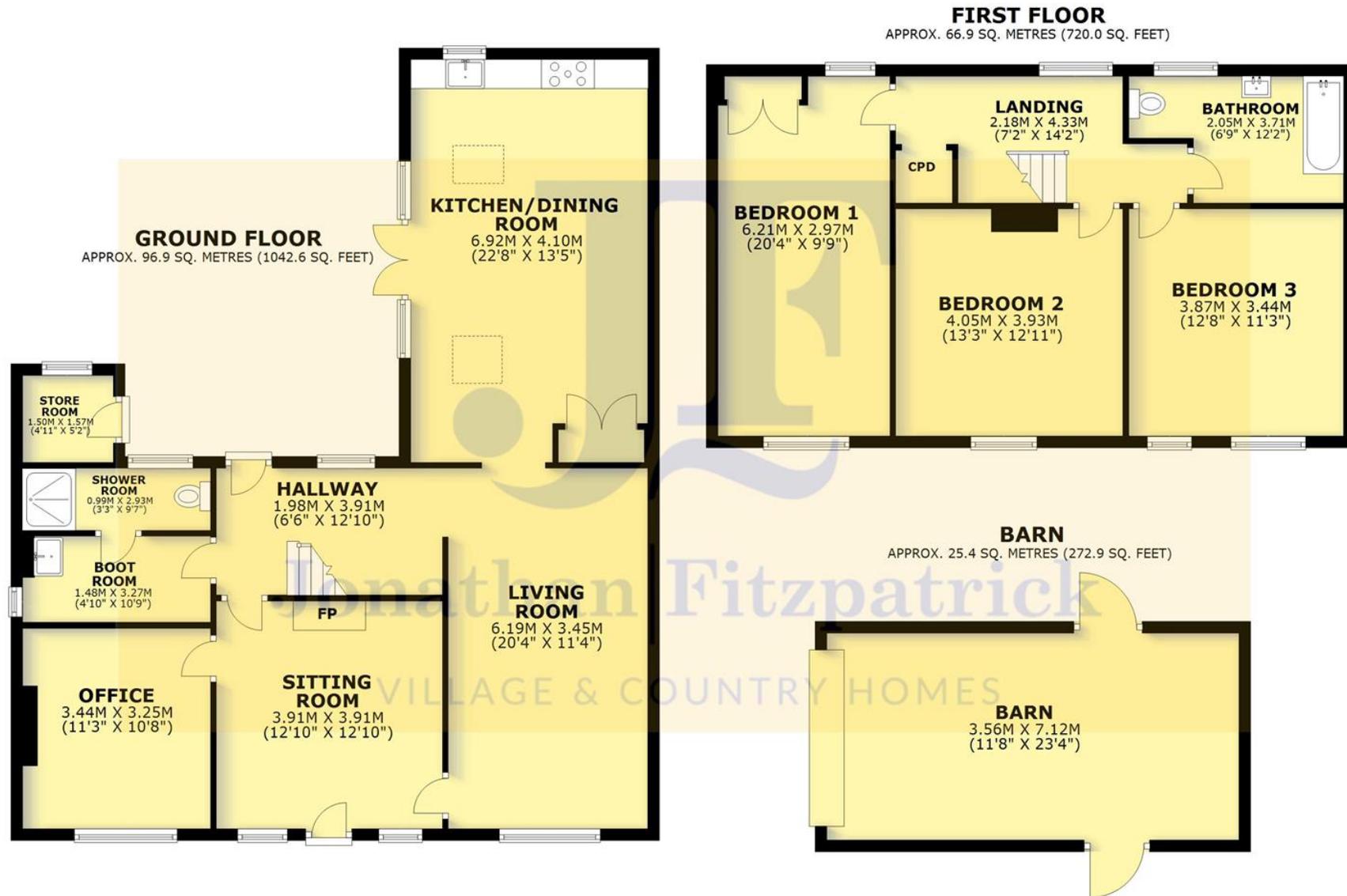
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Valid until:

11 March 2036

Certificate
number:

8200-3101-0122-3292-
3763



TOTAL AREA: APPROX. 189.1 SQ. METRES (2035.5 SQ. FEET)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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