



# Period Cottage with potential in about 1 acre

**The Entrance Lodge, Old Gateford Road, Gateford, Nottinghamshire**

Freehold





### The Property

An attractive historic brick and pantile cottage in a Conservation Area, formerly The Entrance Lodge to Gateford Hill. A property having been shown on the site since the early 18th Century and having been in the same family ownership since the mid-19th Century. The cottage offers a spacious entrance hall, sitting room and fitted kitchen. To the first floor there are three bedrooms and a separate bathroom and WC. Garaging and range of outbuildings. Mature lawned gardens with a delightful woodland backdrop. In all about 1 acre or thereabouts.

### Location

Gateford is a small period hamlet to the north of the centre of Worksop and being extremely well located with excellent access to a wide range of regional and national centres with excellent transport links nearby. Considerable history surrounds the area in which The Entrance Lodge was built. The site having thought to have originally belonged to the Benedictine Priory of Wallingwells and in Harrison's Survey of Worksop 1636 it is believed that the cottage may also have been mentioned within that report.

The cottage now offers an excellent opportunity to acquire a renovated period property which we understand has been re-roofed and improved by the current owners to offer good sized accommodation with the

potential for enlargement within the generous grounds and gardens (subject to all necessary consents). The setting is quite delightful with mature gardens and grounds and a wonderful backdrop of woodland.

### Accommodation Ground Floor

Spacious reception hallway.

Cloakroom with WC and hand basin and understairs cupboard.

Sitting room, a well-proportioned principal reception room with central beamed ceiling and brick chimneypiece set to an open grate. Attractive outlook to the front gardens and woodland to the rear.

Kitchen, a well presented and fitted room with a good range of wall and base units and appliances including a four ring gas hob with under oven and plumbing for washing machine. Wall mounted gas fired boiler providing central heating and domestic hot water.





### First Floor

Landing, leading to a principal bedroom, a well-proportioned main bedroom with period chimneypiece. Two further bedrooms.

Bathroom with bath, low suite WC and wash hand basin.

Outside the property has a sweeping driveway entrance around to a detached brick garage and rear partly paved courtyard area with two useful brick stores.

There are mature gardens with low walling to the front and a high stone wall to part of the rear. Generous lawns and borders all set, adjoining a substantial area of woodland included with the property. In all just under 1 acre or thereabouts.

### General Information

#### Tenure

Freehold

#### Services

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

#### Viewing

Strictly by appointment with Savills.



**The Entrance Lodge, Gateford**  
**Main House** 88 sq m/953 sq ft  
**Garage** 16 sq m/167sq ft  
**Outbuilding** 9 sq m/99 sq ft

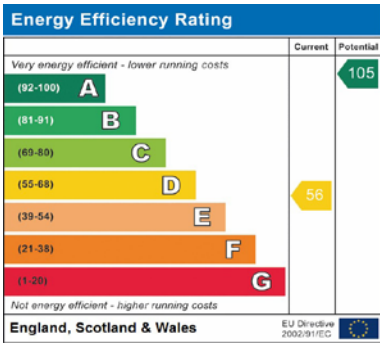
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