



Nestled in the heart of the picturesque and highly sought-after village of Easthorpe, this charming detached period cottage sits just moments from the well-serviced neighbouring village of Bottesford, offering the perfect blend of rural tranquillity and everyday convenience. Full of character and quiet potential, the property represents a wonderful opportunity for first-time buyers, families and downsizers alike to craft a truly special home, whilst also offering huge development potential for those looking to maximise the property's possibilities. Some thoughtful updating and modernisation is all that is needed to bring it fully into its own.

The ground floor has been thoughtfully arranged to offer both practicality and flexibility for modern living. A welcoming lounge to the front of the property provides a comfortable and relaxed setting, whilst a separate dining room sits at the heart of the home, creating a natural distinction between everyday family life and more formal occasions. The dining room connects seamlessly through to the kitchen at the rear, establishing an easy and intuitive flow that will suit both quiet weeknight suppers and more ambitious entertaining. From the kitchen, a lobby area leads through to a utility room, a ground floor WC and the integral garage, keeping the more functional elements of the home neatly contained yet effortlessly accessible. Beneath the ground floor, a cellar provides generous additional storage and holds real potential to be adapted to suit a variety of uses as needs evolve over time.

Accessed from a partial landing off the main staircase, the bathroom is positioned between the ground and first floors, serving the whole house with a pleasing sense of separation from the main living and sleeping areas.

The first floor provides two well-proportioned double bedrooms arranged around a central landing. A further staircase rises from the landing to a charming third room on a partial upper floor, a characterful space with ceilings of approximately six feet that lends itself equally well to a single bedroom, nursery or home office, though prospective buyers should be mindful of the restricted head height when considering its use.

Throughout, the layout feels full of character and individuality, with clearly defined rooms and logical connections between spaces. The combination of a garage, utility room and cellar lends the property a level of day-to-day practicality that is increasingly hard to find. Offered with no upward chain, this is a rare opportunity to acquire a period home of real charm in a village setting, ready to be shaped into something truly personal.

Accommodation & Amenities

- Charming detached period cottage in the sought-after village of Easthorpe, within easy reach of the well-serviced village of Bottesford.
- Wonderful opportunity for first-time buyers, families and downsizers alike, with huge development potential and scope to modernise throughout.
- Flexible ground floor layout featuring a separate lounge and dining room, flowing naturally through to the rear kitchen with lobby, utility room, WC and integral garage beyond.
- Characterful bathroom accessed from a partial landing between floors, serving the whole house with a pleasing degree of separation from the main living and sleeping areas.
- Two well-proportioned double bedrooms on the first floor, plus a further charming room on a partial upper floor, ideal as a single bedroom, nursery or home office, with ceilings of approximately six feet.
- Cellar offering additional storage or adaptable space, complemented by a useful garage and utility room, offered with no upward chain.

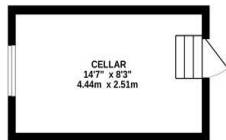




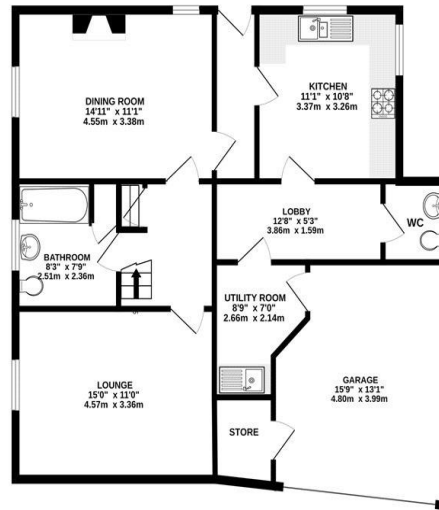




BASEMENT
120 sq.ft. (11.2 sq.m.) approx.



GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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