



Newark Road, Kilvington
Nottingham, Nottinghamshire, NG13 9PD

 **NEWTON
FALLOWELL**

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£845,000

Newton Fallowell are delighted to present this stunning, seven bedroom, detached country house set within a plot measuring approximately 4.46 acres. The house sits adjacent to the site of a former post windmill that features in Chapman's Map of Nottinghamshire 1774. This extended family home enjoys a peaceful setting across from Belvoir Waters fishing lakes with views to Belvoir Castle and enjoys spacious and light versatile accommodation to include: Entrance hall, office space, contemporary kitchen with Granite work surface and opening through to the garden room, utility / w.c. dining living room, living room with feature inglenook fireplace with log burner, further sitting room, annex style accommodation with wet room and original bread oven, six bedrooms to the first floor, master having an en-suite bathroom, separate bathroom and shower room, snug area, brick built garage with potting shed, timber open garage with electric car point, two brick built out buildings, an "In and Out" graveled driveway, formal gardens and versatile paddock and orchard land. Through progressive improvements, the property has high levels of insulation and is fitted with a ground source heat pump heating system. This, combined with the solar panels with the Feed-In Tariff (FIT) payments, the vendor advises that net energy costs have been typically close to zero; note that these improvements have been made post the 'E' EPC assessment. The property is in catchment for the 'outstanding' graded Orston primary school. The property is chain free. EPC Rating - E. Freehold.

Entrance

Solid wooden front door into Entrance Hall.



Entrance Hall

A welcoming reception space with solid wooden flooring, solid wooden staircase to the first floor, beamed ceiling, solid wooden latch and brace door to the Living Dining Room, double glazed window and opening through to the Office Space.

Office Space

12'4" x 7'6" (3.76 x 2.29)

Continuation of the solid wooden flooring, double glazed window, beamed ceiling, solid wooden latch and brace doors to the Living Dining Room, Sitting Room and good sized storage cupboard.

Sitting Room

19'9" x 11'9" (max) (6.03 x 3.60 (max))

A cosy Sitting Room with television point, solid wooden French doors to the Living Room, beamed ceiling, feature brick chimney and wooden latch and brace door to the Annex Accommodation.

Annex

22'5" x 13'6" (max) (6.84 x 4.13 (max))

A versatile space offering separate accommodation with exposed trusses and beamed ceiling, brick chimney with original cast iron bread oven feature, kitchenette with base and wall mounted units, Quartz work surface, space for under counter appliance, inset sink and drainer, double glazed windows, timber stable door to the outside and solid wooden flooring and wooden latch and brace door to the Wet Room.

Annex Wet Room

Fitted with a three piece suite comprising: W.C., wash basin and shower. Being tiled in a contemporary light grey tile.

Living Room

22'3" x 16'3" (max) (6.79 x 4.96 (max))

A lovely addition to this property is this formal sitting room with double glazed windows, double glazed bi-fold doors, feature ingle nook fireplace with inset log burner, television point and exposed beams to the ceiling.

Living Dining Room

12'5" x 23'2" (max) (3.80 x 7.08 (max))

Another spacious room with two sets of double glazed French doors, solid wooden flooring, exposed beams to the ceiling, feature fireplace and solid wooden door to the Kitchen.

Kitchen

13'1" x 11'11" (4.01 x 3.65)

Fitted with a contemporary range of base and wall mounted units with Granite work surface over, Granite breakfast bar, built-in appliances to include: dishwasher, fridge, freezer, double electric oven with four ring hob over, solid fuel and Rayburn, inset composite sink and drainer with mixer tap, double glazed window, solid wooden flooring and opening through to the Garden Room.

Garden Room

14'2" x 19'5" (max) (4.33 x 5.93 (max))

A light filled room with three sets of double glazed French doors, double glazed windows, continuation of the solid wooden flooring and solid wooden stable styled door to the Utility / W.C.

Utility / W.C.

12'5" x 6'8" (3.81 x 2.05)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, W.C., space and plumbing for washing machine, space for under counted appliance, solid wooden flooring and double glazed windows.

Landing

Solid wooden doors to Bedroom and Bathroom accommodation and storage cupboard, loft access and open through to the Snug.

Snug

11'8" x 10'9" (3.58 x 3.30)

Double glazed window and decorative period styled fireplace.

Bedroom One

12'3" x 13'1" (3.75 x 4.00)

A double aspect room with double glazed windows to two elevations, decorative period styled fireplace, built-in wardrobe and door to the En-Suite.

En-Suite

6'8" x 11'1" (2.05 x 3.40)

Fitted with a three piece suite comprising: Panel bath and W.C. and wash basin set into a vanity storage unit, Built-in wardrobe and open shelving, double glazed window, solid wooden flooring and heated towel rail.



Bedroom Five

8'6" x 12'2" (2.60 x 3.72)

Double glazed window and decorative period styled fireplace.

Shower Room

7'1" x 8'11" (2.18 x 2.74)

Fitted with a three piece suite comprising: W.C and wash basin set into a vanity storage unit and feature jet shower. Solid wooden flooring and double glazed window.

Bathroom

7'0" x 8'10" (2.14 x 2.71)

Fitted with a three piece suite comprising: W.C. and wash basin set into a vanity storage unit and shaped panel bath with shower over, stainless steel vertical heated towel rail, double glazed window and solid wooden flooring.

Bedroom Four

11'10" x 11'10" (max) (3.62 x 3.63 (max))

Double glazed window currently having attractive views over the fishing lakes and courtside beyond and decorative period styled fireplace.

Bedroom Six

9'2" x 11'9" (max) (2.80 x 3.60 (max))

Two double glazed windows and inset vanity sink unit.

Bedroom Three

12'10" x 10'7" (3.93 x 3.24)

Double glazed window currently having attractive views over the fishing lakes and courtside beyond and decorative period styled fireplace.

Bedroom Two

10'10" x 15'5" (3.32 x 4.72)

A triple aspect room with double glazed windows to three sides and decorative period styled fireplace.

Garages

There is a brick built garage with garage door to the front, light and power with a potting shed behind and a timber open garage with electric car point.

Outbuildings

There are two brick built outbuildings ideal for storage.





Outside

This unique property sits on approximately 4.46 acres of land which include formal gardens with decked seating area and inset pond, fenced orchard and paddock style land (Note that the orchard / paddock land will be subject to a covenant restricting use to agricultural / equestrian usage.) There is a gravel "In and Out" driveway providing off street parking for several vehicles and leads up to the garaging and front of the property. One of the entrances has electrically operated gate.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

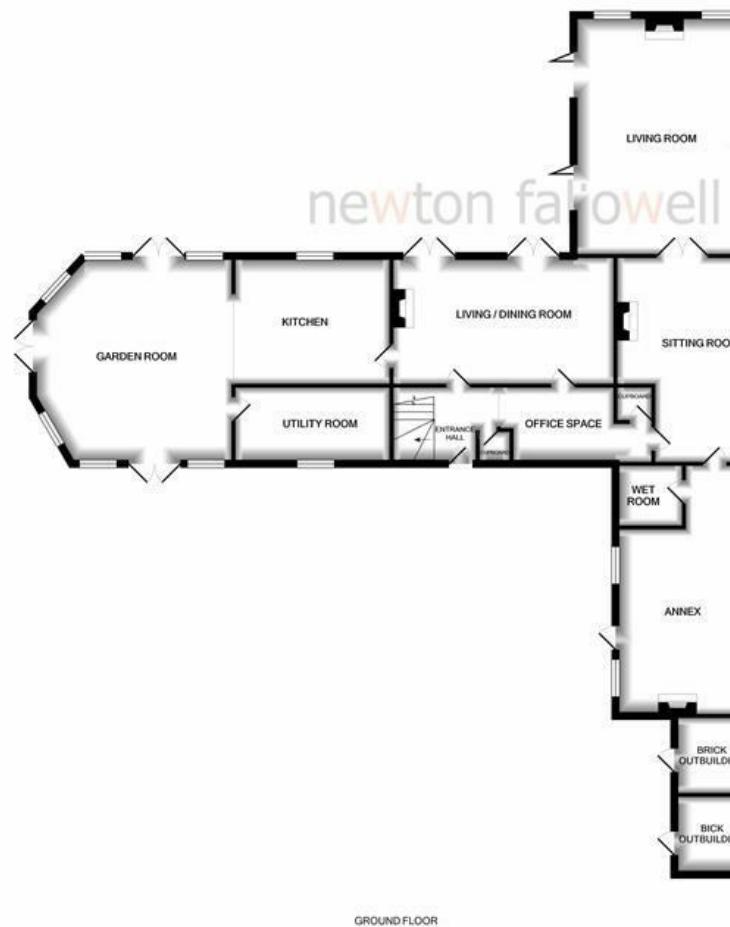
Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

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 will be no delay in agreeing the sale.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



t: 01949839839
e: bingham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, 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 fixtures and fittings have not been tested and no guarantee as to their operation or efficiency can be given.
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