



Hill Top House



Your New Home

With Jane Austen sensibilities, Hill Top House stands proud within over 1.5 acres of its own grounds, paddock and orchard.

Nestled on the fringe of Newark and Coddington, 300-degree countryside views await within the red brick Georgian styling of Hill Top House; an imposing family home, bursting with the potential to imprint your own 21st century personality, style and comforts upon its impressive footprint.

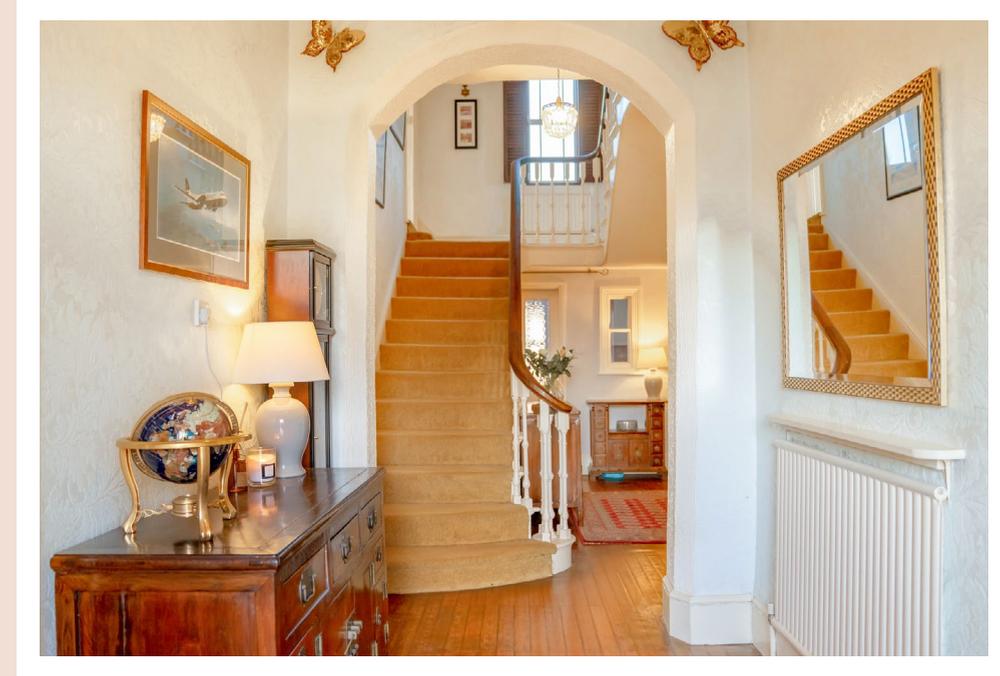
Dating back in part to the 1600s, subtly noted by the change in ceiling height, with later additions made in the 1800s, this former farmhouse combines character and grandeur with comfort.



Impressive Arrival

Three independent, gated driveways provide access to Hill Top House, to the north stable yard, via the paddock, orchard and tennis court to the south and also to the main front parking area. With abundant parking available, pull up on the driveway or beneath the carport. Gated, secluded and private, sense the peace and tranquillity immediately upon arrival.





Step Inside

Make your way inside, into the entrance hall, where wooden flooring adds warmth and character. Ahead, the staircase ascends to a half landing, where light spills down from a large window for a light and airy arrival home. Light and airy, neutral tones permeate throughout for a warm, welcoming feel.



A Warm Welcome

Turning right, step through into the living room, where cream carpet extends underfoot and shuttered sash windows frame verdant views out to the gloriously green gardens. French doors open up to the patio beyond, perfect for parties and soaking up the summer sunshine. In the winter months, snuggle up on the sofa in front of the toasty glow of the log-burning stove, set within a handsome black marble surround.





Feast Your Eyes

Cross the entrance hall and admire the wood panelling to the walls in the dining room, located to the left of the front door. A formal feasting space, light flows in through a large, shuttered, sash window, providing views out over the driveway and planting in the garden to the side.

Carpeted in cream, heritage tones of soft sage-grey and cream coat the walls, whilst the picture rail adds character – emphasising the height of the ceiling. Inset beneath the white marble fireplace is an electric log burner.





Farmhouse Traditions

Solid pine cabinetry embraces the farmhouse traditions of this home, offering an abundance of storage for all your culinary essentials. Contemporary upgrades see the kitchen at Hill Top House fitted with a bank of ovens including microwave-oven with a gas hob.





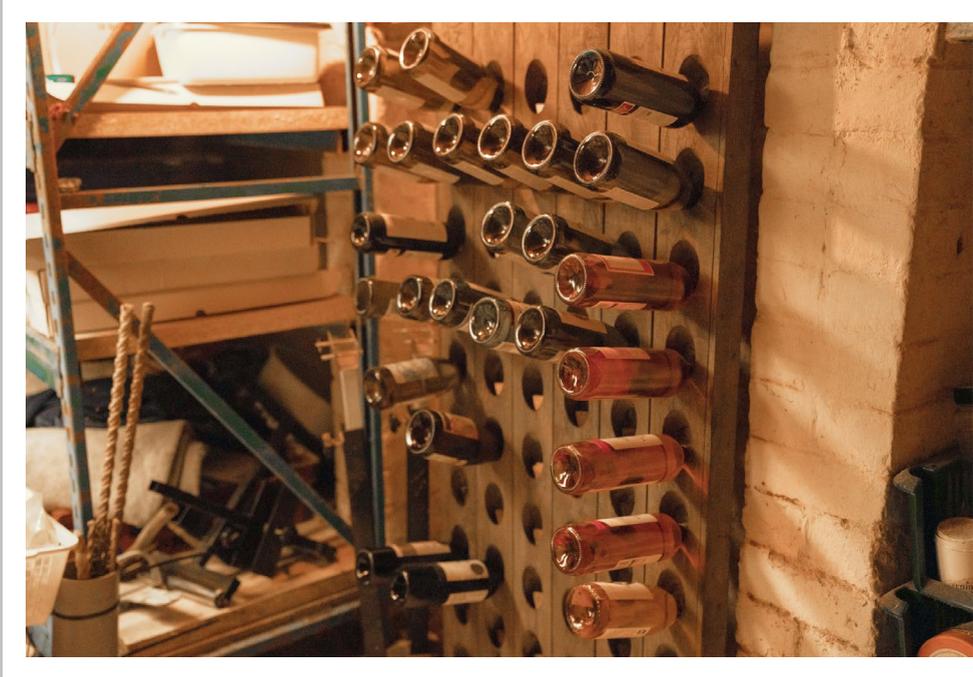
Tiled underfoot to the practical working portion of the kitchen, flow through to the dining area, where laminate flooring extends underfoot, and a large breakfast bar provides the perfect place to perch and enjoy sociable dining. Views over the garden and paddocks are prevalent in every room, and from the kitchen you can also slip outside through the back door to reconnect with nature.

Flowing Light

Dine in sunshine and style in the breakfast conservatory where tiled floor extends underfoot, and windows frame views out to the patio and garden.

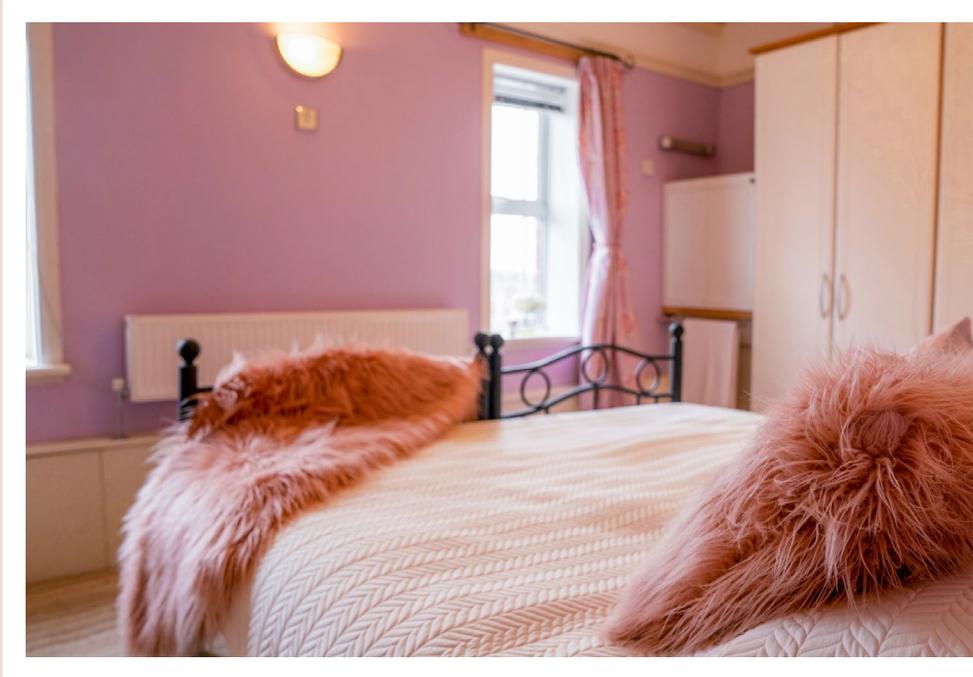
A home with great flow, double doors link through to the utility room, where there is access out to the patio, whilst another door reconnects you to the entrance hall.





Flexible Living

Also nestled off the entrance hall, discover a large room currently serving as a gym and study, ideal for fitness fans or those wishing to work from home. Stairs lead down from this room to the cellar, where an original French châteaux wine rack provides storage for around 72 bottles. Convenient for all, there is also a downstairs cloakroom with wash basin and WC on this ground floor level.



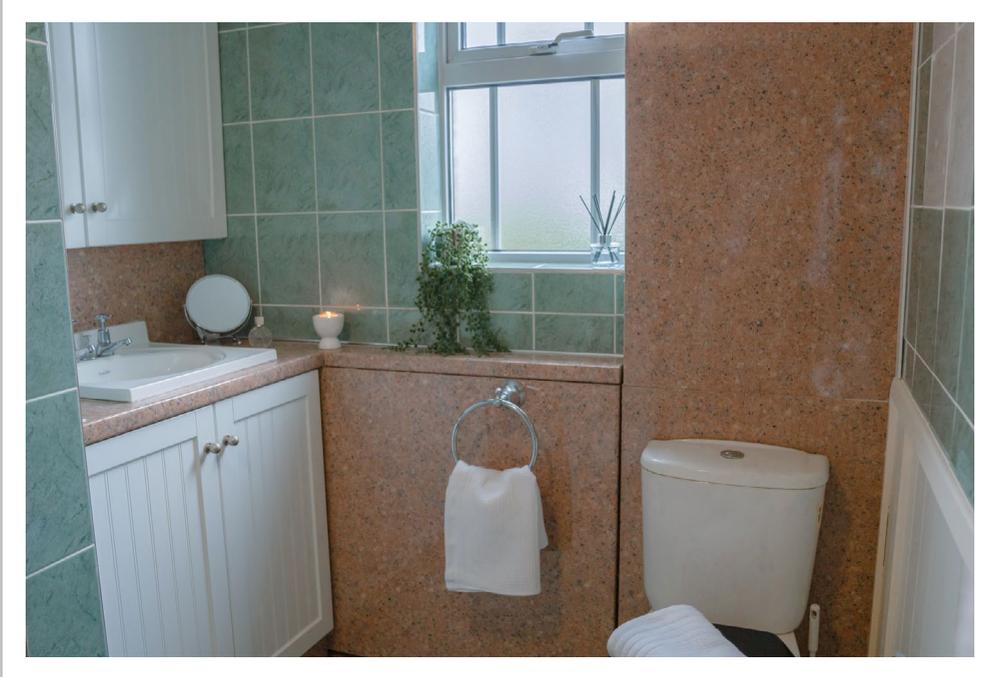
Multigenerational living

Hill Top House's appeal is multi-layered: a handsome home, secluded, private and wrapped up in rurality. To the left of the cloakroom, open a door and step through into an area currently being converted into an annexe. From the kitchen, the old servant's staircase leads up to a bedroom dressed in lilac tones, with fitted wardrobes, a wash basin and a secret staircase up to the first floor.



Room For The Family

Next door, a large double bedroom is carpeted in latte-tones, with fitted storage around the double bed and access to its own en suite, tiled to the walls and with bath, wash basin and WC.



Refresh Your Senses

Emerging onto the large, light, inner landing, note the traditional wooden doors, which add to the ambience of the home. Ahead, refresh your senses in the bathroom, tiled to the walls and featuring a shower cubicle, wash basin with storage beneath and WC.

Sweet Dreams

Continue ahead to reach the main landing on the half turn of the stairs. Directly across, another bountiful bedroom awaits. Carpeted in cream this capacious bedroom contains an en-suite shower room alongside hidden storage to one side. Wake up to dreamy views from the windows out over the paddock and private gardens, reaching as far as the fields and fells in the distance.





Ascend the stairs to the main first-floor landing, turning left to arrive at the spacious master suite. Refresh your senses in the en-suite, tiled in mosaic style, with wash basin, WC and shower. Serving the master suite is a large dressing room, brimming with fitted cupboards for all your storage needs.

Bedroom Bliss

Wake up to verdant views out over the garden, paddock and fields to the distant fells; ever-changing views that never cease to inspire.

Laminate wood flooring amplifies the light, which flows in through large, shuttered sash windows to two sides.





Transform And Expand

Turning left out of the dressing room, arrive at a further double bedroom with large, shuttered, sash windows, an array of fitted wardrobes and its own wash basin. A bountiful bedroom, there is scope to create an en-suite in here.





Versatile Spaces

Turning left and returning to the landing, a series of small steps deliver you to a second family bathroom, spacious and light, featuring a jacuzzi bath, separate shower, wash basin and WC.

Make your way up to the top floor, where a hallway links two large attic bedrooms with fantastic views out over the countryside. Ideal for use as office space for those working from home, wireless broadband features at Hill Top House enabling you to work on this uppermost level, creating a sense of separation between 'work life' and 'home life'.

Ideal also as self-contained living for teenage children, craving their own taste of independence. Zoned heating serves your needs, allowing you to control heating to different areas of the home. Solar panels to the roof also generate energy cost savings annually.



Garden And grounds

Step outside and explore over 1.5 acres of private paradise at Hill Top House. Semi-formal planting providing year-round colour extends around the immediate home, leading out to areas of lawn and sun-kissed patios. Beyond, an orchard is brimming with apple trees, whilst to the front there is a tennis court (which can also serve as hard standing for parking). Ideal for equestrian types, the home also boasts its own paddock; with outbuilding opportunities should you wish to keep horses.



Out And About

Wrapped up in countryside, step out into the greenery, following the local lanes into the surrounding villages.

Sample the food and drink at your local pubs which include the Inn on the Green and the Plough, a little over ten minutes' walk from the door.

Nearby, Stapleford Woods is only around five minutes' drive from Hill Top House, popular with dog walkers and permeated with long paths that will provide exercise and natural beauty for miles. For commuters, Newark station with its links to the East Coast Mainline is less than ten minutes away by car.

Families are well served by local educational establishments including Coddington Church of England Primary school, Newark Academy and the independent Highfields School. Newark is only moments away by road, brimming with shops, supermarkets, restaurants and outlets.

With so much to see and do nearby, enjoy quiet country living with all the perks and connectivity of the city from Hill Top House – a spacious, warm, welcoming and private family home, ideal for those working from home and great for multigenerational living.



Floor Plan

Approximate Gross Internal Area = 430.2sq m / 4631 sq ft. Wine Cellar = 23 sq m / 247 sq ft. Outbuildings (Including Garage) = 92 sq m / 990 sq ft. Total = 545.2 sq m / 5868 sq ft



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To view Hill Top House, call our team on 01623 392352 or email info@smithandcoestates.co.uk



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