

**BRAMBLE COTTAGE**  
STAYTHORPE ROAD  
ROLLESTON  
NOTTINGHAMSHIRE NG23 5SG



A VALUABLE EQUESTRIAN PROPERTY MANAGED TO A HIGH STANDARD

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
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## BRAMBLE COTTAGE

A 'contemporary' country house constructed to a high standard on the edge of a highly regarded village close to extensive amenities and first rate primary and secondary schooling of a high standard in Southwell.

The internal plan of the house offers immense space and flexibility particularly on the ground floor, with large main reception rooms and a stunning open plan breakfast kitchen with double casement external doors opening on to a sheltered leisure terrace overlooking the lawned gardens, with an open aspect across the grass paddock land.

Bramble Cottage, standing as it does in 11.87 acres of productive free draining land offering immense scope for the development of a first class equestrian holding, having a series 'railed' paddocks', an extensive area of open grazing, a stable block and grassland machinery store.

## ROLLESTON

Rolleston is a small village roughly equidistant from the Minster town of Southwell and market town of Newark.

Southwell to the southwest offers a useful range of retail amenities and professional services and is within the catchment area of the renowned Minster School, whilst to the west the larger thriving market town of Newark offers a more extensive range of retail amenities and professional services, including a large Waitrose supermarket.

The location is readily accessible to the A1 National Road network and from Newark Northgate station there is a fast direct rail line into London Kings Cross, in a scheduled journey time of 85 minutes.

## MILEAGES

SOUTHWELL	4 miles	NEWARK	6 miles
MANSFIELD	18 miles	RETFORD	22 miles
NOTTINGHAM	17 miles	LEICESTER	43 miles

ARENA UK ALLINGTON	GRANTHAM	20 miles
EAST MIDLANDS INTERNATIONAL AIRPORT		38 miles
SHEFFIELD ROBIN HOOD AIRPORT		38 miles



## GROUND FLOOR

Please note that the ground floorplan of the house has the benefit of underfloor central heating.

### Entrance Hall

*An immediate indication of the calibre of the house.*  
Recessed external storm porch with contemporary main entrance door and external courtesy lighting. Open plan returning galleried staircase access.

### Cloakroom

Low flush WC and small rectangular wash basin. Porthole window and chromium heated towel rail. Ample cloaks/boot space.

### Drawing Room

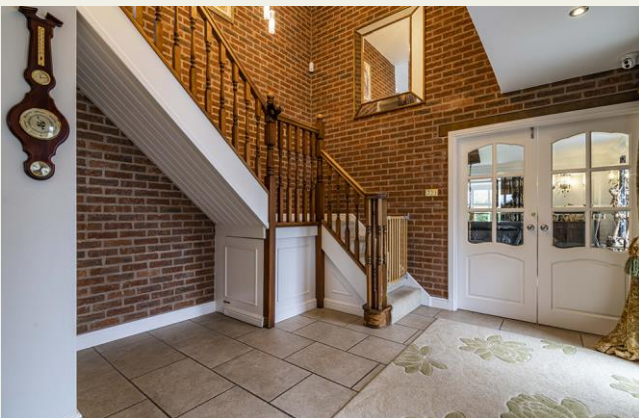
7.00m x 6.95m (23'0" x 22'9")  
A fine large main reception room with handcrafted reclaimed brick Inglenook fireplace having a period oak crossbeam and high capacity Efel wood burning stove on raised hearth with log-storage space.

Angular south aspect bay window and four casement sealed unit double glazed French doors opening to a sheltered leisure terrace and lawned garden.

### Dining Room

6.15m x 3.10m (20'3" x 10'3")  
*maximum dimensions*

A large well-proportioned dining room having an open aspect across the garden and paddock land. Two centre light points and four wall light points.





### Stunning Open Plan Kitchen - Garden Room

Kitchen Area 7.65m x 4.45m (25'0" x 14'6")

Garden Room 3.95m x 2.85m (13'0" x 9'3")

A large superbly fitted kitchen completed to a high standard by Newark Interiors having an extensive range of units in a pastel finish and a complementing range of full height storage units in a natural wood finish housing a Miele electric double oven/grill oven and integrated stainless steel American refrigerator with chilled water dispenser - icemaker.

Recessed traditional cream Aga cooking range (electric operation) with direct vent extraction fan. Extensive range base storage units with granite work surface areas providing cupboard/drawer storage, with Neff ceramic hob and 1.5 bowl Franke composite sink and Neff dishwasher.

Large central island unit with wide granite breakfast bar - preparation surface having a Franke composite sink and a second Neff dishwasher.

An informal 'garden room' with a vaulted ceiling extending from the kitchen to give an aspect across the garden and paddock land, with double casement French doors opening to the leisure terrace.





#### **Ground Floor Guest Bedroom (4)**

3.70m x 3.65m (12'0" x 12'0")

An appealing ground floor guest bedroom sensibly planned away from the main accommodation with extensive wardrobe space and a private aspect across the west garden.

#### En Suite Shower Room

Large 1500 mm walk in shower cubicle with high grade shower tray, watering can shower head and adjustable shower handset.

Cantilevered vanity unit with rectangular wash basin and contemporary low-level WC. Full ceramic tiling. Chromium heated towel rail and medicine cabinet. Recessed low voltage downlighting.

#### **Extensive Office Accommodation**

##### **Study - Office**

4.25m x 4.00m (14'0" x 13'0")

*maximum dimensions*

Recessed low voltage lighting.

##### **Family Room - Cinema Room**

6.25m x 4.30m (20'6" x 14'0")

A large family room having the versatility for a range of uses; a large games room, a possible cinema room, or gymnasium. Recessed low voltage downlighting. Large wall mounted Samsung flat screen television.

##### **Utility Room**

Fixed base storage units with hardwood work surface areas and recess/connections for domestic appliances and full height refrigerator/freezer units. External secondary entrance door to log store area.

##### **Boiler Room**

Grant oil fired central heating boiler powering underfloor heating across the ground floor, with conventional pressed steel radiators on first floor level complemented by high quality sealed unit double glazed windows and doors.





## FIRST FLOOR

### First Floor Landing

Two central heating radiators. In built linen stores. Roof access hatch.

### Main Bedroom 5.40m x 4.25m (17'9" x 14'0")

A fine main bedroom suite with dual aspect across the south garden and the paddock land to the west. Two central heating radiators.

### Dressing Room

Vertical central heating radiator.

### En Suite Bathroom

Large rectangular shower cubicle with watering can showerhead and adjustable shower handset. Large contemporary roll top bath and twin wash basins with low level storage and swan neck mixer tap. Low level WC. Karndean laminate flooring. Central heating radiator and heated towel rail. Large medicine cabinet and extraction fan. Dado height wall tiling and low voltage downlighting.

### Bedroom Two 5.40m x 4.45m (17'9" x 14'6")

Dual aspect windows/conservation roof light. Two central heating radiators. Inbuilt wardrobe store.

### Bedroom Three 5.35m x 2.40m (17'6" x 7'9")

Dormer window overlooking the paddock land. Central heating radiator. Fitted wardrobe store.

### Bathroom

Contoured panelled bath with shower screen and watering can showerhead with adjustable handset. Large wash basin/vanity unit, bidet and WC. Chromium heated towel rail and high-level extraction fan. Central heating radiator.







## GARDENS AND GROUNDS

Bramble Cottage stands in an extensive level garden accessed through a recessed drive entrance with traditional wrought iron gates (electric operation) leading into a gravelled vehicle court close to the main entrance to the house and giving access into a substantial detached garage-workshop with dual up/over vehicle entrance doors (electric operation) with a separate personnel door.

The garden to the front of the house is managed as a lawned area with stocked shrubbery beds extending along the south side of the drive leading around to an extensive sheltered leisure terrace adjacent to the kitchen on the east side of the house.

### **GARAGE BLOCK** 10.60m x 6.60m (34'6" x 21'6")

A building of substantial two storey (insulated) constructed to a high standard in materials of a comparable standard to the main house offering a superb double garage/workshop, with scope for use as an office, or gymnasium on first floor level, or alternatively possible conversion of the building into a detached relatives annex, with ample space for the construction of a replacement garage to the south side of the drive – subject to the necessary planning consent.







#### **WELL MANAGED PADDOCK LAND**

The extensive paddock land is separated from the residential curtilage by traditional post and four rail fencing.

A series of four smaller rectangular paddocks has been constructed close to the house each having a mains water supply and gated access points into the extensive area of open grazing.

In the northeast corner of the open paddock land there is a carefully sited well-constructed log cabin facing due east with an open veranda which has proven to be a valuable mid-summer party room.

#### **STABLE BLOCK**

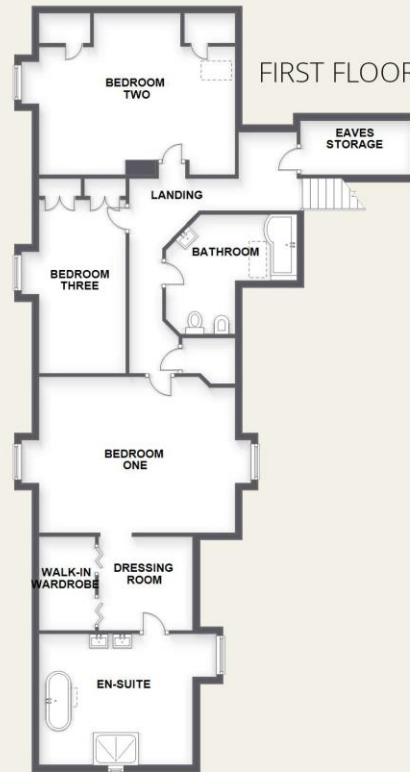
A conventional design stable block having three loose boxes and a tack room, with electric light/power and water connected.

Ample space for the construction of a full size menage close to the stable block and within full view of the property.

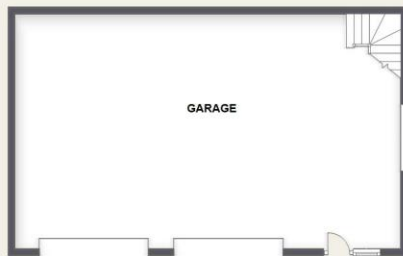




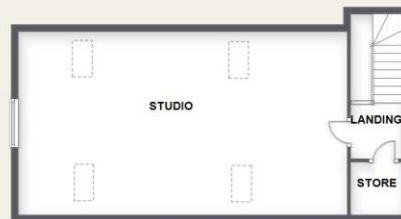
GROUND FLOOR



FIRST FLOOR



GARAGE



STUDIO

## GENERAL INFORMATION

*FOR IDENTIFICATION PURPOSES.  
FLOORPLANS NOT TO SCALE*

## SERVICES

*Please note that none of the mains service connections or appliance installations have been tested by the selling agents and no warranties are given or implied.*

Mains electricity and mains water are connected to the property.

Oil fired central heating circulating to underfloor central heating with conventional pressed steel radiators to the first-floor layout.

## LOCAL AUTHORITY

*Council Tax Band G*

Newark & Sherwood District Council  
Castle House Newark on Trent  
Nottinghamshire NG24 1BY

[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
01636 650 000

## VIEWING ARRANGEMENTS

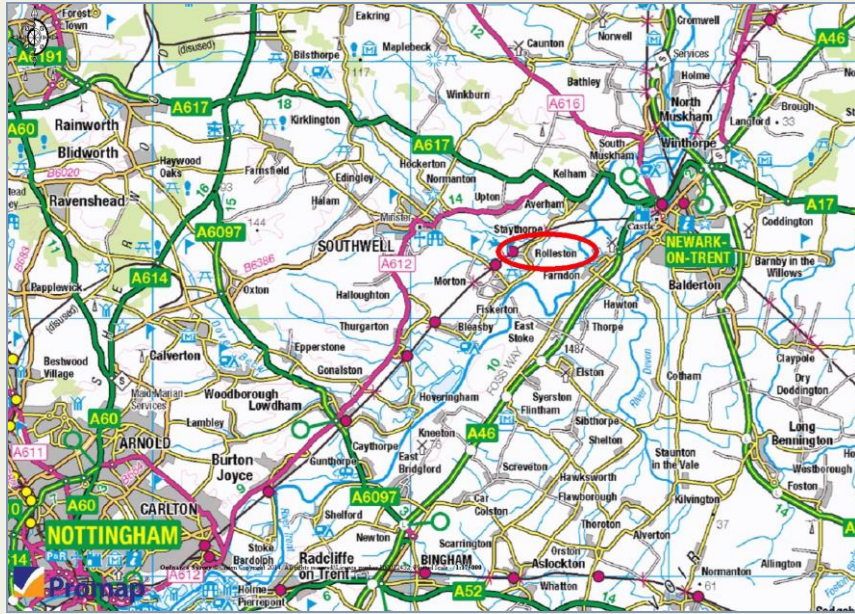


If you are interested in viewing Bramble Cottage, please contact us on 01636 815544

# MAPS & ENERGY PERFORMANCE RATINGS

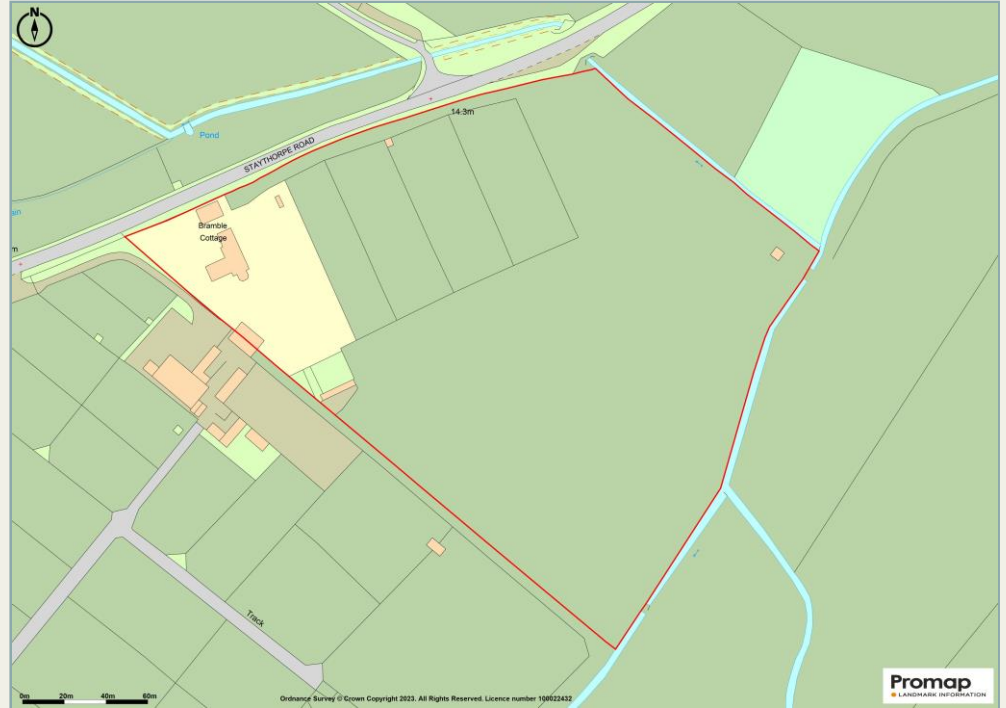
## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



## LOCATION PLAN

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**ENERGY PERFORMANCE CERTIFICATE RATINGS**

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 9117-5527-0130-0878-4222

## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.



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