



THE OLD POST HOUSE

MAIN STREET WOODBOROUGH NOTTINGHAMSHIRE NG14 6DA

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE OLD POST HOUSE

A fine detached village house of appreciable character in a delightful situation within the heart of a highly regarded Conservation village, opposite the historic medieval church of St Swithun's, offering a wonderful period home in a deep country garden. Internally the property incorporates interesting original features, with reference being made to the exposed timbers and ledge and brace latched doors. The layout is well suited to the needs of a family with two ensuite bedrooms plus a family bathroom and two charming main reception rooms complimented by an open plan kitchen – breakfast room – day room, opening onto a sheltered stone set courtyard.

WOODBOROUGH

Woodborough is a highly regarded village set in unspoilt undulating Nottinghamshire countryside, some eight miles or so to the north-east of Nottingham. The village offers a useful range of amenities - which include two village inns, a village hall, a tennis club, 'active' churches, primary schooling and a close by general village store.

The village has been successful in "Best Kept Village" competitions over previous years and is much loved by residents, both long-standing and recent.

Close to hand there are more extensive amenities and professional services in Arnold and on Mapperley Plains and from the village there is direct road access across Mapperley Plains into Nottingham centre.

In turn, the surrounding regional centres of Southwell, Newark on Trent, Mansfield and Grantham (with A1 connection southbound) are accessible from the house - as is the M1 Motorway network and the East Midlands Airport.

The A46 dual carriageway road improvements, which effectively link Lincoln to Leicester and the M1 Motorway (S), have improved commuting convenience from Woodborough (via the East Bridford junction) to surrounding population centres which are now both quicker and safer and the village is very much 'on the map' for the commuting worker seeking a rural village way of life, whilst remaining conveniently placed for daily travelling.

Fast East Coast Main Line Rail Service

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £750,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Hall

Traditional quarry tiled floor with floral detailing. Original single flight balustraded staircase rising to first floor – exposed original cross beaming. High grade replacement boarded entrance door by reputed joiners FA North.

Cloakroom WC

Wall mounted wash hand basin and low flush wc. Period latched pine door. Useful understairs storage facility. Period design replacement sealed unit double glazed window.

Charming Dining Room

4.20m x 4.20m (13'9" x 13'9")
Heavy exposed original ceiling timbers. Striking hand crafted fireplace with exposed brick chimney breast incorporating a cast iron wood burning stove set to a quarry tiled hearth. Secondary double glazed period window to front aspect. Further secondary double glazed west aspect window. Recessed open book shelving. Half glazed antique pine door with step down connecting to

Sitting Room

5.25m x 4.20m (17'3" x 13'9")
Having two exposed original cross beams. Secondary double glazed sash window to Main Street south aspect towards the village church. Two replacement sealed unit double glazed period design window. The focal point of the room is a exposed brick chimney breast incorporating a raised flag stoned hearth and fitted electric log effect fire;

From the entrance hall latched period doorway connecting to;

Open Plan Country Kitchen and Day Room

Country Kitchen

4.20m x 3.95m (13'9" x 13'0")
Range of fielded hand painted cabinets in a U-shaped configuration complemented by tiled slate working surfaces providing ample base and eye level storage. Twin bowl single drainer resin bonded sink unit with brass mixer tap. Integrated appliances comprise a Zanussi double oven/grill, John Lewis five ring gas hob with extraction filter above, Panasonic combination microwave oven, recently installed Hot Point dishwasher, balconette larder fridge. Exposed cross beam. Two replacement period design sealed until double glazed windows by FA North. Striking terracotta flooring with floral detailing extending to the connecting breakfast – day room.

Breakfast Room – Day Room

4.20m x 4.00m (13'9" x 13'0")
Having exposed ceiling timbers and replacement sealed unit double glazed period design window by FA North. Sealed unit double glazed French door and side screening connecting to stone set sheltered garden courtyard. Built in wine rack. Latched door connecting to;

Laundry – Utility Room

Recently replaced Baxi wall mounted gas fired boiler unit serving domestic hot water and central heating system. Plumbing for automatic washing machine. Traditional Belfast sink until with period brass mixer tap. Quarry tiled flooring. Space for freestanding freezer and additional storage.



FIRST FLOOR

Charming Landing

Alighted from a central balustraded period staircase. Exposed original timber work, interesting oak framed and central latched internal dividing doorway to outer landing.

Outer Landing

Two secondary double glazed period window and a small period design double glazed window. Having a traditional latched doorway leading to;

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

Two bespoke handcrafted corner wardrobe – storage fixtures in antique country pine. Secondary double glazed Yorkshire sliding sash window, latched doorway to;

Spacious En Suite Bathroom

Traditional white suite comprising an enamel cast iron ball and claw foot bath with mixer tap / hand shower above, Sanitan fluted pedestal wash hand basin with tiled splashback and a traditional Sanitan high flush wc. Two bespoke handcrafted country pine wardrobe – storage fixtures.

Front Bedroom Two – Guest Ensuite

5.40m x 4.20m (17'9" x 13'9") *maximum dimensions*

Latched traditional period doorway. Three secondary double glazed windows, there being a sash window to the south elevation overlooking the village church and a Yorkshire sliding sash window with an attractive Main Street aspect.

En Suite Shower Room

Large recessed fully tiled shower cubicle with fitted Triton shower, pedestal wash hand basin with tiled splash back.

Bedroom Three 4.00m x 3.20m (13'0" x 10'6") *maximum dimensions*

Secondary glazed Yorkshire sliding sash window, recessed wardrobe – storage closet with boarded pine doors, exposed original cross beam and latched door.

Bedroom Four / Study 3.15m x 2.95m (10'3" x 9'9")

Sealed unit double glazed period design window. Recessed storage cupboard with pine shelving above. Enclosed airing cupboard housing a lagged hot water cylinder.

House Bathroom

Traditional white suite comprising a panelled bath with tiled surround and overhead shower above, bidet, traditional antique pine washstand and a low flush wc. Translucent sealed unit double glazed window. Exposed original crossbeam and latched doorway.



DEEP COUNTRY GARDEN, DETACHED GARAGE AND OUTSTORES

A long stone set drive runs along the frontage of the house and connects to Main Street through a five-bar gated entrance and separate hand gate. The driveway is relieved by blue brick pavements and planted productive hollyhocks and a stocked border to provide colour and interest to the main elevation of the house. External coach lamp lighting.

Outhouse – General Purpose Store

Immediately beyond the rear elevation there is a useful garden adjoining out store which has a solid concrete floor and plastered walls, affording the potential (subject to planning and building regulation considerations) to be incorporated into the internal plan of the main house. Traditional boarded door and period window.

Outside Wood Store (formerly an external wc).

Potting Shed – Garden Store

Having a mono pitched roof line, original brick floor base and offering a useful storage facility.

General Purpose Store – Log Store

A further useful out building having a pitched roof and solid concrete floor base and internal pine boarded division.

A particular feature of the sale is the deep gently sloping country garden beyond the sheltered walled courtyard. The garden features shaped lawns relieved by productive well stocked herbaceous beds and borders and a variety of ornamental trees and shrubs.

An octagonal summer house at the far end of the garden offers a pleasant vantage point back towards the house with the village church of St Swithun's in the background beyond; *a pleasant seating area to enjoy the late day sun.*

Sheltered Alfresco Courtyard

A charming, cobbled courtyard area ideal for alfresco dining and relaxation which captures the morning sun.

Brick Garage

Having a mono pitched roof and light and power facility accessed through heavy painted timber doors – note the external timber work and joinery to the main house and outbuildings has been maintained and painted in recent times in an attractive heritage pastel tone finish.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES
- NOT TO SCALE

SERVICES

Gas fired central heating circulating to radiators. Partial heritage replacement timber sealed unit double glazing by F A North, specialist joiners, and secondary double glazing to period windows.

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

LOCAL AUTHORITY

Council Tax Band F

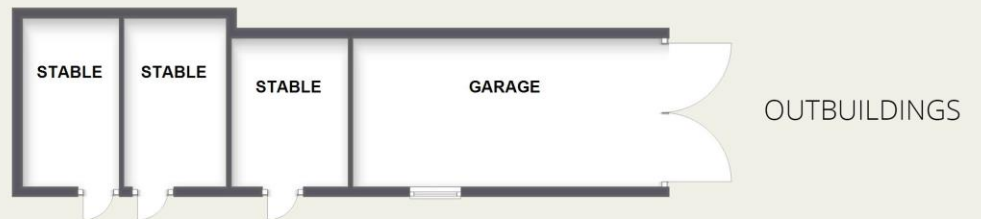
Gedling Borough Council
Civic Centre, Arnot Hill Park
Arnold, Nottingham NG5 6LU
www.gedling.gov.uk



VIEWING ARRANGEMENTS

IF YOU ARE INTERESTED IN THE OLD POST HOUSE
AND WOULD LIKE TO ARRANGE A VIEWING,
PLEASE CONTACT US ON 01636 815544

www.smithandpartners.co.uk

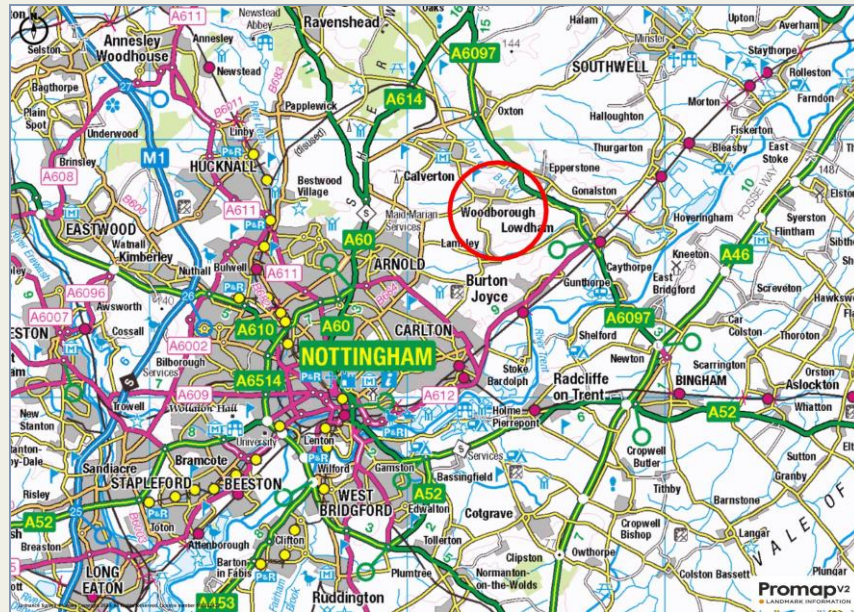


SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 4217-0625-9130-0987-3206

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.

LOCATION PLAN

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