



THE HOLLIES
BLEASBY ROAD THURGARTON
NOTTINGHAMSHIRE NG14 7FW

Land & Estate Agents
Property Consultants



The Country Property Specialists
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THE HOLLIES

A fine and substantial late Victorian house, with a recent contemporary extension standing in extensive gardens and grounds bordering to unspoilt open countryside on the edge of a thriving village, between Nottingham and the Minster town of Southwell.

The Hollies has been upgraded to a remarkably high standard with a great deal of thought given to the well-considered specification and close attention to detail, which creatively combines the two ages of the property with a good deal of success.

INTERNAL VIEWING ABSOLUTELY ESSENTIAL TO APPRECIATE THE STANDARD OF THE HOUSE....

THURGARTON

Thurgarton is a thriving highly regarded village set in the Trent Valley midway between the main regional centres of Nottingham and Newark on Trent.

The Minster town of Southwell offers a wider range of retail amenities, professional services close to hand, and Southwell schooling is of a renowned standard across the age ranges.

The market town of Newark on Trent offers a more extensive range of retail amenities, professional services and from Newark Northgate station there is fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.





GROUND FLOOR

Entrance Hall

7.55m x 2.00m (24'9" x 6'6")

An immediate indication of the calibre of the house and its restoration.

Arched Victorian pattern main entrance door with ornate period design external over-light. Traditional staircase and dado height wall panelling with high grade floor tiling. Period design cast iron central heating radiator.

Drawing Room

6.10m x 4.30m (20'0" x 14'0")

An elegant main reception room having a period design wooden fire surround with inset cast iron solid fuel grate on polished black marble hearth.

Central heating radiator.





GROUND FLOOR CONTINUED

Dining Room

4.95m x 4.10m (16'3" x 13'6")

A large well-proportioned dining room having an angular bay window overlooking the south garden. Period design cast iron central heating radiator and wide traditional 'sideboard' recess.

Sitting Room

4.20m x 3.65m (13'9" x 12'0")

A comfortable evening sitting room having a cast iron multi fuel stove on a slate hearth and a traditional fireside cupboard/open shelving. Period design cast iron central heating radiator. Centre light point and two wall light points.

Study

4.25m x 3.80 (14'0" x 12'6")

Period design cast iron central heating regulator. Double casement French doors opening to the south terrace. Arched in built storage cupboard.

Boot Room/Utility Room

4.10m x 3.50m (13'6" x 11'6")

A traditional boot room/utility fitted with handcrafted base units comprising low level space for domestic appliances with inset rectangular Belfast sink – swan neck mixer. Wall mounted storage cupboards with concealed Worcester gas central heating boiler.

Second range of base units and high-level shelving plus full height concealed broom store. Central heating radiator.

Stable design access door to garden and vehicle court.





GROUND FLOOR CONT...

Large Open Plan Kitchen

6.90m x 6.45m (22'6" x 21'0")

An impressive open plan kitchen planned with the main area having extensive bi-fold screening opening on to the extensive leisure terrace and barbecue area.

High vaulted ceiling with high level gable end and two Velux roof lights. Four suspended centre light points.

Stunning contemporary kitchen installation in an appealing dove grey and white combination providing finished to a high standard providing extensive high level and low-level storage space and ample 'crisp' Quartz work surface areas over the lower-level storage units.

Two Siemens electric ovens/grill ovens with warming drawers and low level pan storage.

High-capacity NEFF larder refrigerator and separate NEFF freezer unit. NEFF dishwasher and CDA wine chiller.

Siemens induction hob with high level Siemens extraction/lighting unit.

Rear Entrance Lobby – with cloakroom/WC
Contemporary secondary entrance door.





FIRST FLOOR

Extensive Upper Landing Area

Period design cast iron central heating radiator. Useful understairs broom store.

Bedroom One

4.30m x 4.20m (14'0" x 13'9")

Two period design cast iron central heating radiators.

Dressing Area 3.20m x 2.80m (10'6" x 9'3")

Period cast iron central heating radiator.

En Suite Bathroom 4.30m x 1.80m (14'0" x 5'9")

A high grade en-suite bathroom having a large walk in shower cubicle, large contoured panelled bath and vanity unit with twin wash basins and large wall mirror. Contemporary low level WC. Chromium heated towel rail/central heating radiator. High grade ceramic floor/wall tiling and extraction fan.

Bedroom Two

4.10m x 3.50m (13'6" x 11'6")

Private garden aspect. Period design central heating radiator.

En Suite Shower Room

Watering can showerhead and adjustable handset. 1500mm shower tray. Vanity unit/rectangular wash hand basin and low level wc. Contemporary central heating radiator/towel rail. High grade ceramic tiling.

Bedroom Three

4.25m x 3.75m (14'0" x 12'3")

Private garden aspect. Period design cast iron central heating radiator.

En Suite Shower Room

Watering can showerhead and adjustable handset. Vanity unit/rectangular wash hand basin and low level WC. Contemporary central heating radiator/towel rail.

Bedroom Four

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

Period design central heating radiator. Victorian register fireplace. Sealed pine flooring.

Bathroom

3.05m x 3.05m (10'0" x 10'0")

Large shower cubicle with traditional shower head and adjustable handset. Contemporary bathtub and wall mounted vanity unit with rectangular wash basin and medicine cabinet over. Concealed cistern WC. Matt black central heating radiator/towel rail.





SECOND FLOOR

A STUNNING OPEN PLAN GUEST BEDROOM SUITE

Central Lounge Area

5.85m x 5.60m (19'3" x 18'3")

Two contemporary central heating radiators.

Three Velux roof lights with ample natural lighting.

Extensive wardrobe space and eaves space storage.

Lower-Level Seating Area

An appealing relaxing space having an open aspect across the gardens through the wide gable end apex screen with central opening doors to Juliet balcony.

Bedroom Area

4.65m x 4.15m (15'3" x 13'6") *maximum dimensions*

Contemporary central heating radiator.

Extensive in-built wardrobe space.

High grade American oak flooring.

Wet Room

A compact wet room with high level shower head, adjustable shower handset and safety glass screen. Vanity unit with Duravit wash hand basin and low-level WC. Chromium heated towel rail.





GARDENS AND GROUNDS

The Hollies extends to 1.00 acres (or thereabouts) and the grounds have been managed to a high standard.

The area immediately around the house has been planned for entertainment purposes having an extensive flagged terrace accessed from the house by an eight panelled folding bi-fold frame, a humongous barbeque and extensive entertainment space on the south and west side of the house.

Landscaped gardens extend from the house to create a plateau area across the rear elevation stocked to a high standard with extensive shrubs and a small rectangular fish pond. Banked shrubbery leading to the less formal extensive terraced orchard gardens with a second stepped access to a higher level extremely private space bordering to unspoiled Green Belt countryside. Extensive trees and shrubs. Large garden store/machinery shed, vegetable garden, herb garden and greenhouse.





A double gated (automated) drive entrance leads from Bleasby Road along the northern boundary of the garden giving extensive vehicle parking space and leading in turn to the double garage.

Detached Double Garage

6.00m x 3.60m (19'9" x 11'9")
with external electric car charging point.

A substantial detached double garage with full width vehicle door (Chamberlain - electric remote control) with a separate side personnel door. Secure partitioned storage area.

First Floor Gymnasium

7.20m x 4.45m (23'6" x 14'6")
Two Velux roof lights and gable end window.
Unidare electric storage radiators.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains services are connected to the property. Worcester Bosch gas central heating

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 G

Newark & Sherwood District Council

Castle House

Newark on Trent

Nottinghamshire

NG24 1BY

www.newark-sherwooddc.gov.uk

01636 650 000



VIEWING ARRANGEMENTS

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

www.smithandpartners.co.uk

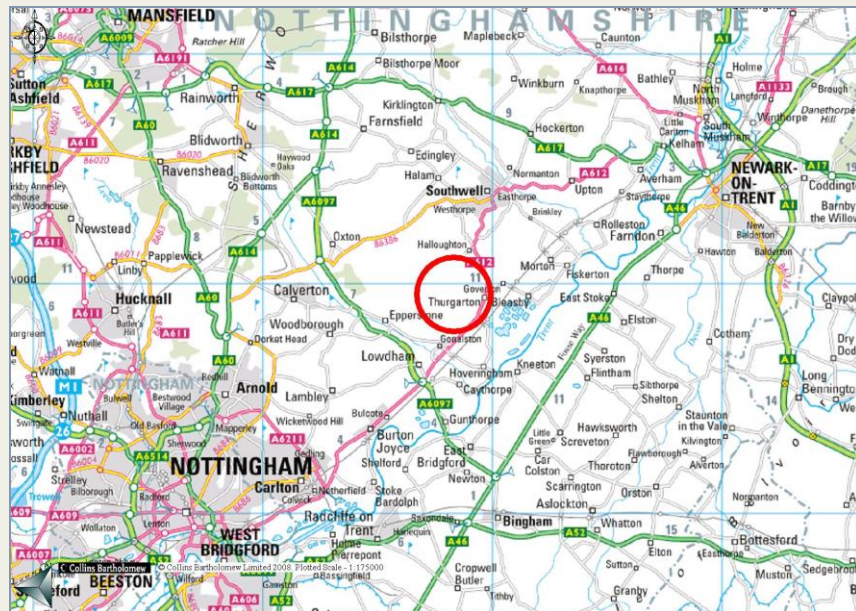


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A copy of the EPC can be viewed at
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Ref No: 0651-1014-7235-7337-6200

Conditions of Sale

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LOCATION PLAN

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