



PINFOLD HOUSE

MAIN STREET BATHLEY NOTTINGHAMSHIRE NG23 6DG

A fine and substantial village house of a traditional design with a stunning contemporary internal specification

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



PINFOLD HOUSE

Pinfold House is a fine and substantial 'one off' detached house of a striking traditional design offering a stunning family home with a remarkably high standard of internal finish, complimented by excellent thermal insulation and sustainable ground source under floor heating; internal inspection is strongly recommended to fully appreciate this fabulous home, considered ideally suited to a growing family.

Possible Leisure Complex Extension

The property benefits from consent for a leisure complex extension to the side for an indoor swimming pool complex with an additional bedroom above on the first floor; planning drawings are available for inspection.

BATHLEY

Bathley is a small unspoilt village, with The Crown Inn a social gathering point for the small village community, set in open countryside, to the northwest of Newark on Trent, close to the larger village of North Muskham. The main regional centres of Lincoln and Nottingham are accessible from the village.

The large historic market town of Newark on Trent offers is the nearest town offering a comprehensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre, marina, cinema and a golf club. Newark is famous for its showground, home to the Newark and Nottinghamshire agricultural society, and landmark venue for numerous important antique fairs and events.

SOUTHWELL

Situated to the south of the village, the charming Minster town of Southwell offers a wide range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard.

FAST LONDON MAIN LINE CONNECTION

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: £795,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Large Central Entrance Hall

Giving an immediate impression of the scale and contemporary style of this 'one off' family home. Striking large scale square porcelain flagstone flooring extending through to the connecting kitchen/dining/dayroom.

Balustraded staircase with heavy chamfered balusters rising to first floor landing. Corniced ceiling. Low voltage lighting.

Cloakroom/WC

High grade contemporary suite comprising a wall mounted wash basin and a low flush wc.





Stunning Open Plan Kitchen - Dining Room - Day Room
9.15m x 9.00m (30'0" x 29'6")

Arguably the signature feature of Pinfold House, this large scale and extensive area of open plan living space forms the heart of the property with blue tooth integrated hi fi speakers, exquisite ceramic stone flooring and delightful garden aspects, described below in three distinct spaces:

Stunning Kitchen

Having a bespoke range of traditional pastel grey cabinets complemented by exquisite deep granite countertops and a matching culinary island providing a good range of base and eye level cupboards and high-grade appliances comprising a Rangemaster range cooker with an induction hob, double oven and warming drawer, a superb Fisher Paykel American style fridge freezer, Fisher Paykel wine chiller and an integrated Bosch dishwasher.

Central Dining Area

Having room for a large social dining space between the main kitchen installation and the day room with double doors connecting to the main sitting room.

Dayroom - Relaxation Area

A stunning room with excellent natural light created by bi-fold doors opening onto a resin bonded patio terrace – ideal for indoor outdoor living - and a high ceiling with a central lantern roof enhanced by perimeter downlighting.

All recently decorated to a high standard with fielded decorative wall panels and a corniced ceiling finish. Striking LED perimeter concealed lighting.



Impressive Main Sitting Room 7.70m x 4.80m (25'3" x 15'9")

This large room is geared up for entertaining having a traditional focal point in the form of a handcrafted inglenook style brick dressed fireplace incorporating a high-capacity wood burning stove - relieved by a heavy pine cross beam and a flagstone hearth.

An attractive additional lifestyle feature of this fantastic room is the bespoke corner cocktail bar of a high calibre incorporating a Fisher Paykel fridge. Bi-fold doors connect to the rear resin bonded garden terrace enabling a relaxed social arrangement incorporating most of the ground floor living space if required, perfect for entertaining.

Built in hi-fi speakers - bluetooth. Recessed down lighting. Striking fielded wall panel décor. Oak framed glazed doors returning to the dining room area.

Cinema/Family Room 4.80m x 4.70m (15'9" x 15'6")

An ideal room for family relaxation, this bespoke cinema room features a starlit ceiling, media wall with integrated cabling and striking fielded wall panel decor in a dark grey finish. Sealed unit double glazed bay window to front aspect, a fabulous room to relax at the end of a busy day.

Laundry/Utility Room

Stainless steel sink unit. Range of storage cupboard. Side door.



FIRST FLOOR

Balustraded Landing

Featuring a striking stairwell with heavy chamfered square balusters and a polished oak handrail. Fielded wall panel décor. Recessed downlighting. Access to loft - partially boarded - fire telescopic ladder.

Bedroom One 5.30m x 4.80m (17'3" x 15'9")

An impressive and voluminous principal room with an apex vaulted ceiling and a full gable profile sealed unit double glazed window overlooking the rear garden. Integrated bluetooth hi-fi speaker. Fielded oak door to:

Walk Through Dressing Room

Integrated bluetooth hi-fi speaker and downlighting. Range of built-in wardrobes and drawer chests/shelf cabinets. Granite dressed dressing table fixture.

Wet Room – fully tiled

High grade contemporary wet room featuring a large walk-in shower area with overhead rain shower and body jet shower system and glass screening, contemporary low flush wc and a large wall mounted wash hand basin with chrome waterfall tap. Built in bluetooth hi-fi speaker and recessed downlighting.

Outer Landing

Front Bedroom Two 6.30m x 4.80m (20'9" x 15'9")

Walk in dressing room – wardrobe. Sealed unit double glazed window to front aspect. Recessed low voltage lighting. Bluetooth hi-fi speaker.

Luxury En Suite Shower Room

Feature floating ceiling with coloured low voltage lighting, corner shower having a thermostatically controlled chrome overhead rain shower and separate hand shower with curved glass enclosure. Wall mounted wash hand basin and a low flush wc with concealed cistern. Chrome towel rail.



Front Bedroom Three 4.30m x 2.75m (14'0" x 9'0")

Sealed unit double glazed window to front aspect. Recessed down lighting.

Bedroom Four 4.60m x 3.75m (15'0" x 12'3")

Two sealed unit double glazed windows. Recessed downlighting.

Luxury House Bathroom

Having a high-grade contemporary design suite featuring a chrome dressed ball and claw foot modern bath, wide double wall mounted wash hand basin with two cascading contemporary chrome mixer taps, corner shower unit with overhead rain shower and separate hand shower fittings and a chrome ladder towel rail. High grade illuminated mirror fixture with shaver point and integrated bluetooth hi-fi speaker system. Two translucent windows. Low voltage lighting.



GARDENS AND GARAGING

Pinfold House has a good frontage and is set to a landscaped well managed level plot bordering to a grass meadow.

A block paved vehicle court provides useful car standing and access to the double garage/guest bedroom arrangement.

Double Garage 6.15m x 5.50m (20'3" x 18'0") *maximum dimensions*

A well specified detached garage arrangement having plastered walls, electric car charger point and underfloor heated porcelain flooring. Two electrically operated rolling doors. Bluetooth speaker points. Staircase rising to:

Occasional Fifth Guest Bedroom/Home Office 5.55m x 2.95m (18'3" x 9'9")

Having reduced ceiling height providing a useful range of ancillary space ideal as a home office arrangement. Two Velux skylights.

The gardens open out from the house beyond an extensive resin bonded alfresco patio area adjacent to which there is a conventional flagstone patio - BBQ area and a side kitchen garden. Level rear and side inside lawns, flagstone pathways and attractive aspect to an adjoining open field. Well stocked and tended flower borders - beds.



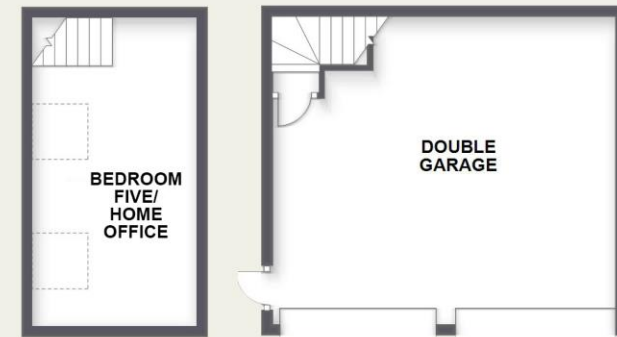
GENERAL INFORMATION & FLOORPLANS

FLOOR PLANS FOR IDENTIFICATION

PURPOSES – NOT TO SCALE



GARAGE & ANNEX



SERVICES

Mains water, electricity and drainage are connected. Ground source heat pump serving underfloor heating to beam and block concrete flooring at ground and first floor level. Sealed unit double glazing.

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

Newark & Sherwood District Council
Castle House, Great North Road, Newark on Trent,
Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk Tel: 01636 650 000

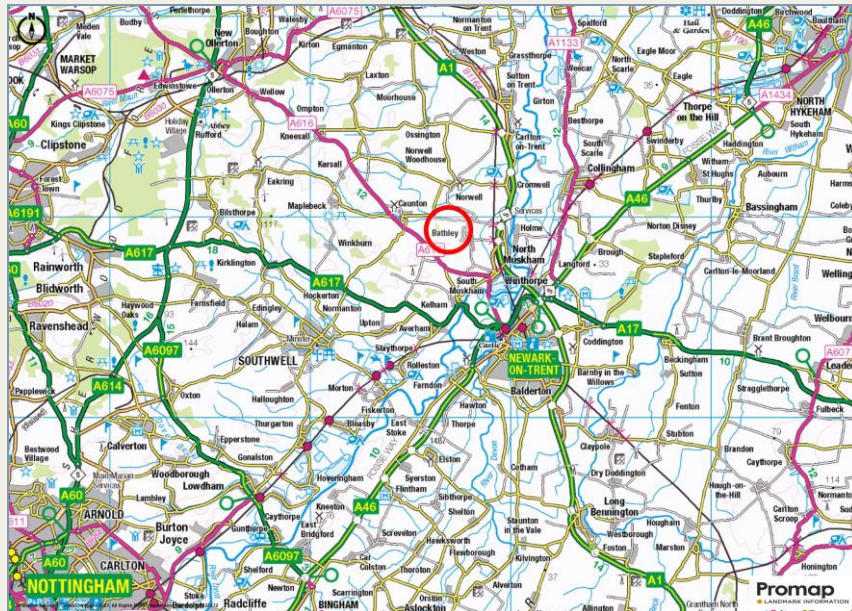
VIEWING ARRANGEMENTS

If you are interested in Pinfold House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

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: 8717-0523-0130-0049-4222

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.

LOCATION PLAN

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