



**LOGGEFIELD HOUSE**  
**LOGGEFIELD LANE HOVERINGHAM**  
**NOTTINGHAMSHIRE NG14 7JQ**

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## LODGEFIELD HOUSE

A small, detached country house of appreciable period character in a tranquil rural setting. Having 18<sup>th</sup> century origins, and subsequently gentrified in the Victorian era, the house is enviably situated on the edge of a highly regarded Trent Valley Conservation village.

Lodgefield House is dated but retains much of its original charm and character, offering enormous potential, lending itself to a programme of well-considered modernisation and restoration, the product of which will be a stunning period home in an enviable location.

## HOVERINGHAM

Hoveringham is a thriving highly regarded Conservation village set in the Trent Valley countryside between the regional centres of Nottingham and Newark on Trent, close to an extensive range of amenities in the historic Minster town of Southwell.

The village offers essence of traditional English country life with a village cricket pitch, a thriving village inn and an active local community.

The neighbouring larger villages of Lowdham and Burton Joyce offer an extensive range of day-to-day amenities. There is direct road - rail access into Nottingham city centre.



## SCHEDULE OF MILEAGES

LOWDHAM - 3 miles	BURTON JOYCE - 4 miles
SOUTHWELL - 8 miles	NOTTINGHAM - 11 miles
NEWARK - 16 miles	MANSFIELD - 21 miles
GRANTHAM - 24 miles	

### Fast East Coast Main Line Rail Service

From Newark on Trent Northgate station there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey times ranging from 75 - 90 minutes.

**PRICE GUIDE: £850,000**

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

## GROUND FLOOR

### Garden Hall

Central wide gauge period staircase rising to the first-floor landing. Fielded doors either side of the door connecting to the drawing room and formal dining room.

### Formal Dining Room

4.60m x 3.95m (15'0" x 13'0")

Striking Purbeck marble period fireplace incorporating a Jetmaster open fire. Walk-in tri-section sash bay window to south garden aspect. Recessed shelving/storage closet. Original period bay window to side elevation - attractive rural aspect.

### Country Kitchen – Breakfast Room

5.85m x 4.50m (19'3" x 14'9")

A traditional country kitchen having a British racing green gas fired four oven Aga cooking range which also serves to provide domestic hot water. The oven is complemented by an additional Aga module incorporating two ovens, a gas hob and electric oven. Recessed original housekeeper's storage cupboard. Range of complementary units. Useful understairs larder/wine store. Belfast sink unit. Plumbing for automatic washing machine and automatic dishwasher.

### Drawing Room

6.20m x 4.20m (20'3" x 13'9")

Having an original marble fireplace (circa 1840) incorporating a Douvre cast iron stove. Walk-in tri-section sash bay window. Picture rail. A charming room with delightful garden aspects of good proportions which was enlarged by the removal of an internal wall at some point in the past.

### Rear Hall Entrance - L-Shaped

*In practise the day-to-day entrance point to Lodgefield House from the front courtyard.*

### Cloakroom/WC



## FIRST FLOOR

### Central Landing

#### Front Bedroom One

4.70m x 3.95m (15'6" x 13'0")

Period sash window (south). Original fireplace with cast iron hob grate having fluted and dentilled detailing and a painted surround. Enclosed storage closet. Fielded quarter panel door.

#### Front Bedroom Two

4.30m x 3.95m (14'0" x 13'0")

A period sash window (south). Original fireplace having a cast iron hob grate and a painted surround. Recessed wardrobe closet.

### Rear Landing

#### Rear Bedroom Three

4.50m x 3.40m (14'9" x 11'0")

Yorkshire structure sliding sash window to Lodgefield Lane aspect. Period sash window to rear courtyard aspect. Pine boarded period door. Ornamental period fireplace.

#### Rear Bedroom Four

4.50m x 3.30m (14'9" x 10'9")

Ornamental period fireplace. Period Yorkshire sliding sash window to rear courtyard aspect. Boarded period door.

#### Large House Bathroom

3.45m x 3.45m (11'3" x 11'3")

Enamelled steel bath, pedestal wash hand basin and low flush wc. Enclosed airing cupboard.



## SEPARATE ANNEX/PERIOD OUTBUILDINGS

A particular feature of the sale of Lodgefield House is the L-shaped range of period brick and pantile outbuildings facing into an attractive central courtyard – offering scope for further development and restoration, subject to planning and building regulation considerations.

### Open Bay Garage

4.75m x 4.45m (15'6" x 14'6")

### Sitting Room/Workroom

6.20m x 4.45m (20'3" x 14'6")

Having a high vaulted ceiling and exposed roof truss formation. Half glazed entrance door and outer split traditional boarded doorway enclosure. Connecting doorway to:

### Potential Annex arrangement - Guest Suite

Having a half-glazed door and split boarded outer door enclosure.

### Entrance Hall

### Bathroom

Cast iron bath, pedestal wash basin and low flush wc, connecting to a rear kitchenette.

### Sitting Room/Workroom

6.21m x 4.43m (20'3" x 14'6")

### Bedroom

4.45m x 3.30m (14'6" x 10'9")

Having a coved ceiling. Glazed doorway connecting to the courtyard with an outer split boarded door enclosure.

### Double Height Workshop Garage

7.55m x 4.10m (24'9" x 13'6")

Having a deep inspection pit and a high open vaulted ceiling void. Useful internal store room.

### Mezzanine Platform/Storage Area

4.00m x 2.70m (13'0" x 8'9")

Access from the main workshop via a single flight timber staircase.

### Office

Light and power facility.

### Large Storeroom

### Gravelled Entrance Courtyard

Lodgefield House is accessed from the far end of Lodgefield Lane through a galvanised field gate. The quaint gravelled courtyard which links the range of period buildings with the main house is a rather endearing feature of the sale.

## EXTENSIVE LEVEL GARDENS

Overall land area

0.61 acres (or thereabouts)

Lodgefield House stands in a delightful level garden bordering to unspoilt Trent Valley countryside and enjoys remarkable Trent Valley aspects.

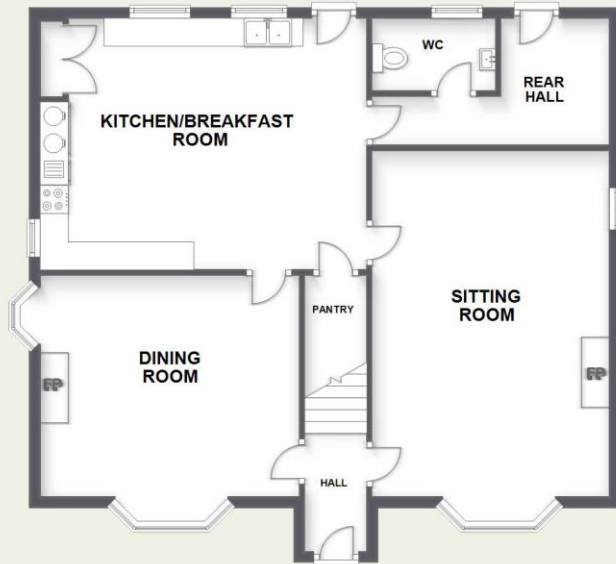
The main garden opens out from the principal south elevation of the house and features expansive level lawns beyond which there are established hedgerow boundaries and stocked borders.

A side/rear lawned area leads to a small orchard with a brick arched opening returning to the rear of the house and the main entrance courtyard.

A hand gate from the orchard connects to a rear secondary driveway giving vehicular access to the workshop described above.



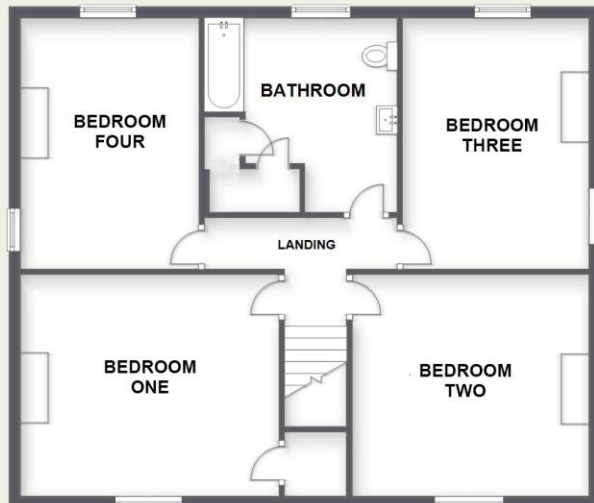
## GROUND FLOOR



## OUTBUILDING



## FIRST FLOOR



## GENERAL INFORMATION & FLOORPLANS

*FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE*

### SERVICES

Mains gas, water, electricity, and drainage are connected.

Background heating is provided from an Aga cooking range which serves a heat sync radiator in the bathroom together with two high-capacity fires in the main reception rooms.

*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*

Newark & Sherwood District Council

Castle House, Great North Road, Newark on Trent, Nottinghamshire NG24 1BY

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

### VIEWING ARRANGEMENTS

If you are interested in Lodgefield House and would like to arrange a viewing, please contact us on 01636 815544

[www.smithandpartners.co.uk](http://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: 0118-1014-5236-3947-6200

## 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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