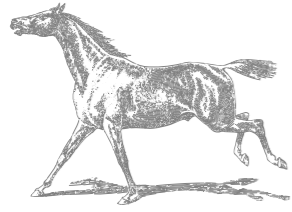




CULLODEN HOUSE

KINGS CLIPSTONE

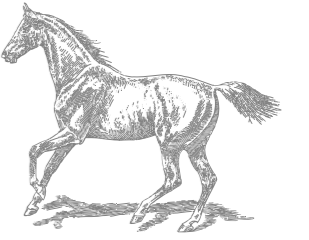




Soak up the splendour of Culloden House, the ultimate entertaining haven.



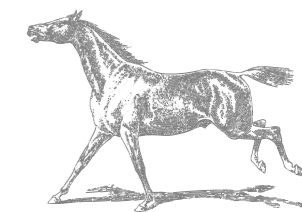


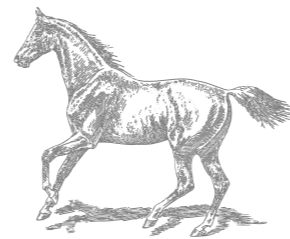
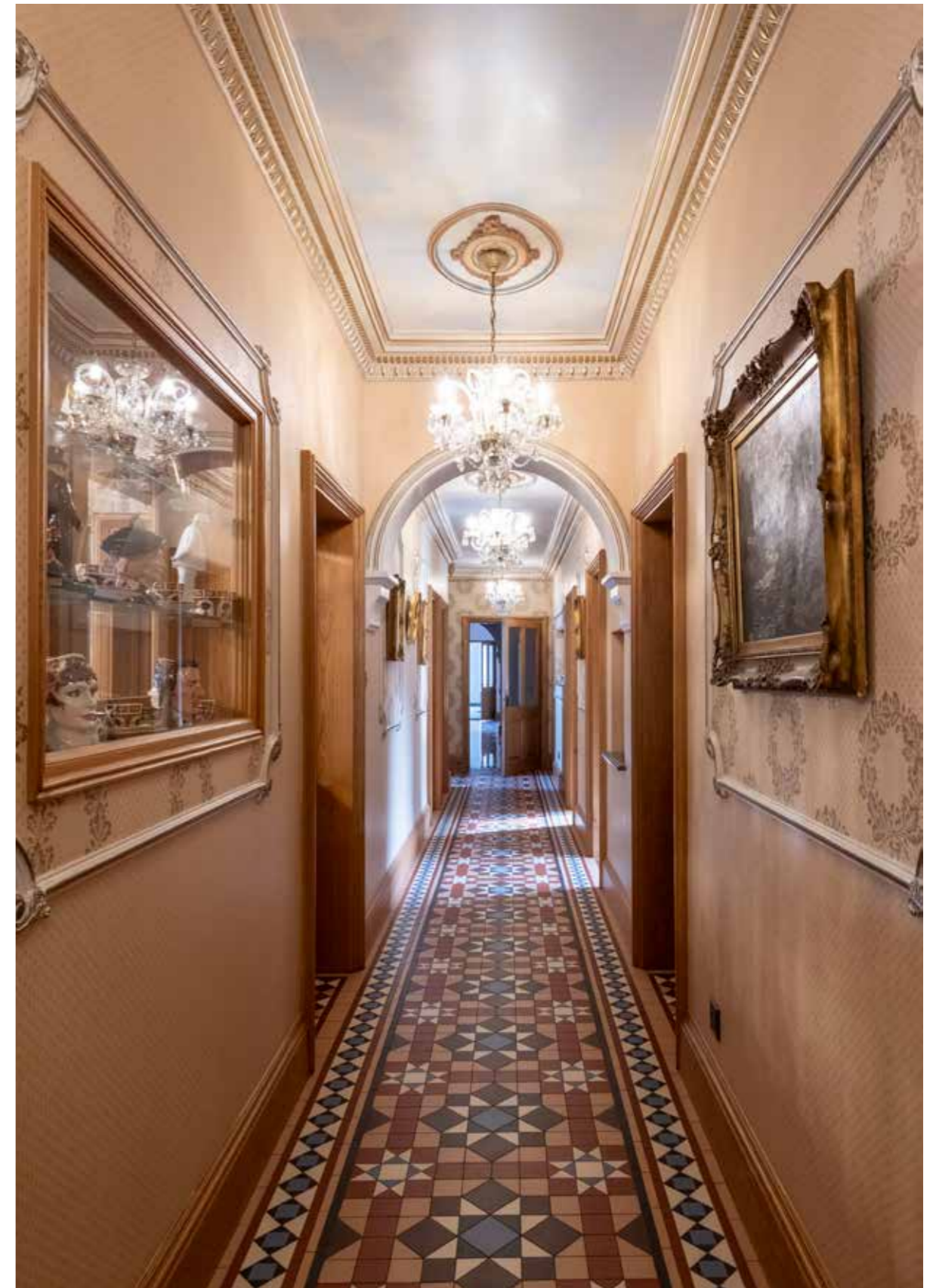



Designed with distinction

Built in the early 1900s and extended over time, sense the wealth of features and high specification in all its dramatic grandeur, with ornate ceilings, wood-panelled walls and luxurious detailing over 17,000sq feet.









Luxurious leisure

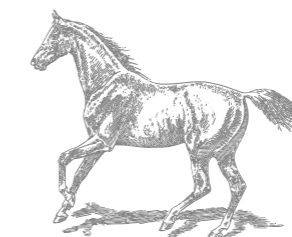
Rediscover your inner peace with the indoor swimming pool, gym and sauna complex to one end of the home. To the other, entertain guests in style in the lavish ballroom, currently under construction.





Boutique retreats

Culloden House has room for all, with thirteen opulent bedrooms and bathrooms, including the most exquisite principal suite.







The Coach House

Perfect for relatives, guests and staff, the original coach house at Culloden House has been extended to incorporate a delightful, self-contained three bedroom cottage and offices.





A picturesque setting

Tennis courts, stables with paddocks, barns and garaging are wrapped up in approximately 18 acres of ancient forest, landscaped with lakes and enchanting waterfalls. Relax with a drink on the deck of the impressive chiringuito hut while soaking up the surrounding woodland views.





FINER DETAILS

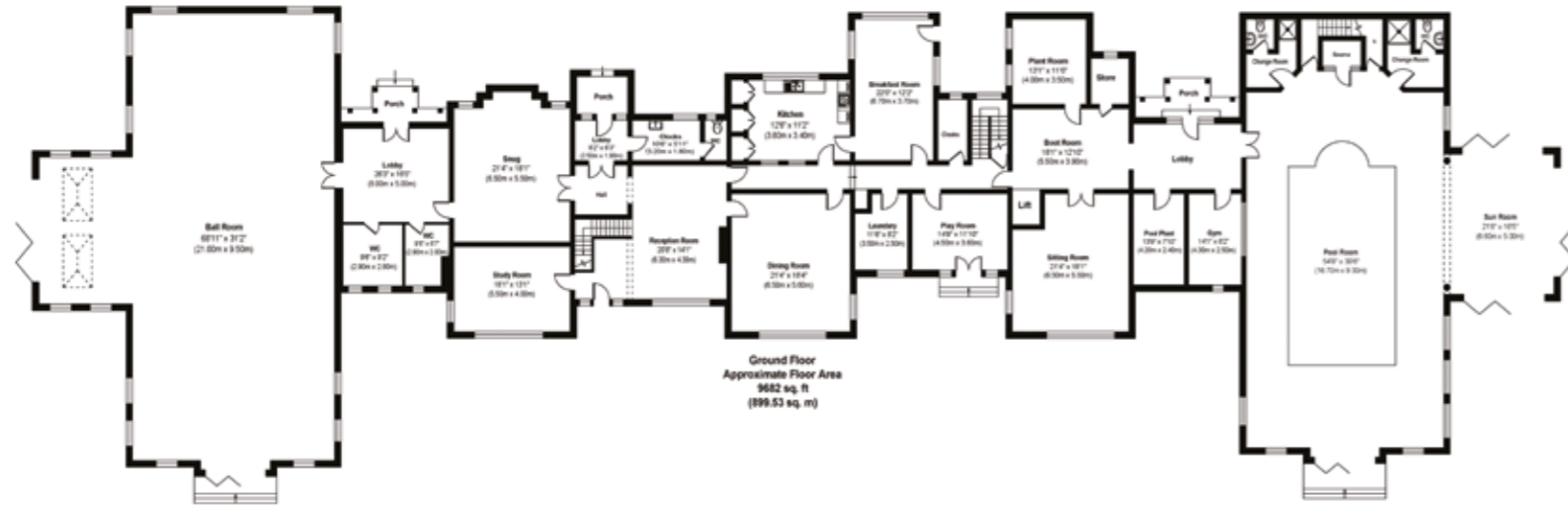
- Freehold
- Detached
- Plot approx. 18.66 acres
- Ground source heat pump
- Mains electricity
- Borehole water source
- Septic tank
- Newark & Sherwood Council, tax band G
- EPC rating E
- Architect's plans for proposed conversion to hotel available upon request
- What3words ///supple.wide.finishers

Ground Floor approx. 899.53 sq. metres (9382 sq. feet)
 First Floor approx. 429.31 sq. (4621 sq. feet)
 Second Floor approx. 243.73 sq. metres (2623 sq. feet)
 Total approx. 1572.57 sq. metres (16,626 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	59 D
21-38	F		
1-20	G		

Ground Floor

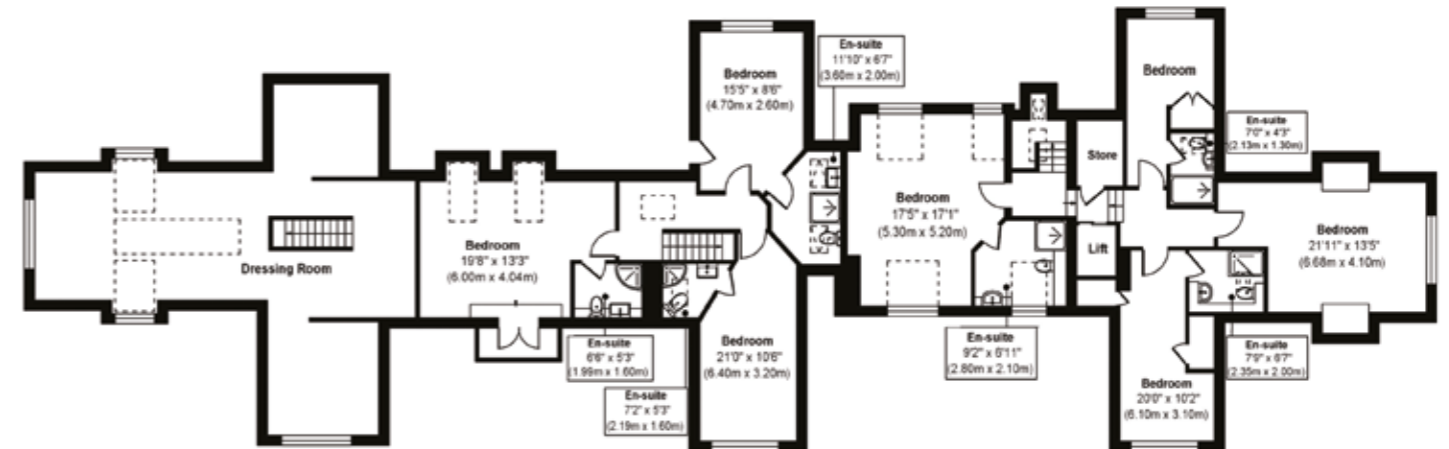


First Floor



First Floor
 Approximate Floor Area
 4621 sq. ft
 (429.31 sq. m)

Second Floor



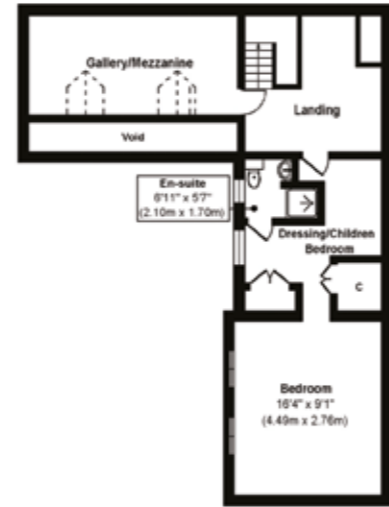
Second Floor
 Approximate Floor Area
 2623 sq. ft
 (243.73 sq. m)

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.



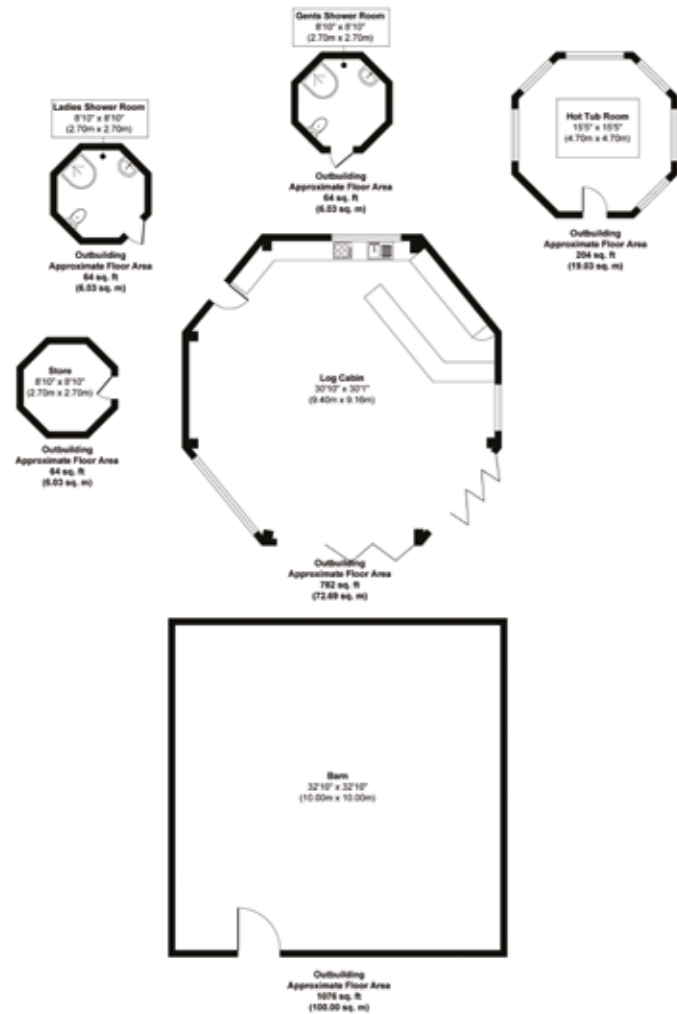
Ground Floor approx. 198.85 sq. metres (2140 sq. feet)
 First Floor approx. 79.61 sq. metres (856 sq. feet)
 Total approx. 278.46 sq. metres (2996 sq. feet)

Coach House



First Floor
 Approximate Floor Area
 856 sq. ft
 (79.61 sq. m)

Log Cabins



Ground Floor
 Approximate Floor Area
 2140 sq. ft
 (198.85 sq. m)



On your doorstep

Experience the seclusion and sanctuary of life at Culloden House whilst retaining all the convenience of connections into the wider world.

Nestled within Sherwood Forest, and just minutes from Center Parcs and Sherwood Pines, the opportunities for exploring this ancient and legendary area are extensive, with endless walks on the doorstep. Call in at one of the many pubs, bars and restaurants close by, including The Dog and Duck in Kings Clipstone and Launay's Restaurant and Bar in nearby Edwinstowe.

Shops, restaurants and supermarkets can all be found in the nearby towns and villages of Ollerton, Edwinstowe, Warsop and Mansfield. Explore the area's historic stately homes at Rufford Abbey and Country Park, Thoresby Hall and Chatsworth House in neighbouring Derbyshire.

Just minutes from the A6075, which in turn delivers you to the A1 and M1 north and south, venturing further afield couldn't be more convenient.

Families are well placed for local schools, with a number of primary and secondary schools close by, including Samuel Barlow Primary, King Edwin Primary School, All Saints' Catholic Academy and Maden School in Mansfield. Independent options include Worksop College, Nottingham High School and Highfields School in Newark.

Local Information

- Center Parcs Sherwood Forest** 3.7 miles (10 minutes)
- Mansfield** 5 miles (15 minutes)
- Newark-on-Trent** 18 miles (32 minutes)
- Nottingham** 20 miles (40 minutes)
- Sheffield** 27 miles (50 minutes)
- Derby** 30 miles (45 minutes)
- Leicester** 45 miles (1 hour 10 minutes)





Culloden House, Clipstone Road, Kings Clipstone, Nottinghamshire NG21 9JH



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