



HILLSBOROUGH HOUSE

BOAT LANE HOVERINGHAM

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Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



HILLSBOROUGH HOUSE

Hillsborough House is a rather special small, detached country house occupying an enviable and picturesque situation in the Trent Valley on the edge of a highly regarded Conservation village, in a productive beautifully managed garden extending to 0.54 acres or thereabouts.

Hillsborough House has been in the ownership of the present owners for somewhat 17 years during which time it has been very responsibly maintained, improved and extended to create what is today, in our opinion, an absolutely first-class and quite stunning period home complimented by contemporary refinements.

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 the 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 afford a wide range of day-to-day amenities. There is direct road - rail access into Nottingham city centre and to the east Newark and Lincoln.

PROXIMITY TO LOCAL AND REGIONAL CENTRES

LOWDHAM - 3 miles	BURTON JOYCE - 4 miles
SOUTHWELL - 8 miles	NOTTINGHAM - 11 miles
NEWARK - 16 miles	MANSFIELD - 21 miles
GRANTHAM - 24 miles	EAST MIDLANDS AIRPORT - 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: £980,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



GROUND FLOOR

Main Entrance Hall

Traditional half glazed entrance door. Picture rail.

Cloakroom - WC

High grade traditional Heritage suite comprising a wash hand basin set to a fielded cabinet and a low flush wc. Striking marble flooring and splashback tiling. Sealed unit double glazed ornament window. Picture rail / decorative frieze above.

Central Inner Hall

Picture rail with decorative frieze above. archway connecting central in open plan:

Garden Hall

Striking half glazed door opening to the main country garden. Picture rail / decorative frieze above. A two-flight traditional staircase rises across a half landing stage to the first floor. A useful enclosed study area is positioned beneath the staircase.

GROUND FLOOR CONT...

Main Sitting Room 4.15m x 3.80m (13'6" x 12'6")

An elegant principal room with a striking trisection canted sash bay window overlooking the country gardens. Period style fireplace with a polished mahogany surround, fitted living flame gas fire installation relieved by a marble slip and set to a matching raised hearth. Picture rail – lincrusta frieze above. Fielded door.

Formal Dining Room 4.10m x 3.75m (13'6" x 12'3")

Striking trisection canted sash bay window offering a country garden aspect. Period design fireplace. Sealed unit double glazed ornamental side window. Picture rail / lincrusta frieze above. attractive double door with bevelled glass panes returning to the hall.

Snug Sitting Room – Potential Fourth Bedroom

3.60m x 2.90m (11'9" x 9'6")

A traditional fireplace is the focal point of the room – fitted cast iron woodburning stove. Either side of the fireplace there are matching base storage cabinets with shelving and hanging wall cupboards above. sealed unit double glazed window looking into a sheltered courtyard.

Half Glazed Double Doors Connect to:



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GROUND FLOOR CONT...

Large Open Plan Breakfast Room / Day Room and Country Kitchen

6.80m x 4.30m (22'3" x 14'0")

In practice this spacious open plan living area forms a heart of the home on a day-to-day basis connecting also to a wonderful garden room / conservatory.

Country Kitchen

Extensive range of handcrafted cabinets complemented by high grade granite working surfaces and a range of integrated appliances comprising two inline AEG ovens / grill appliances, four plate ceramic hob, Zanussi larder fridge and a Smeg dishwasher. One and a half bowl resin sink unit. The kitchen area has striking travertine flooring with electric underfloor heating.

The main kitchen installation is of a classic shaker design with a good selection of cabinets comprising base and eye level storage units, a matching culinary island and a useful housekeepers cupboard / pantry. This attractive room is subdivided by a central cross beam and connects in open plan to:

Day Room - Breakfast Room

A shallow sealed unit double glazed bay window to side aspect. Recessed ceiling lighting. Glazed double doors connecting to:

Garden Room - Conservatory

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

This is a high-grade bespoke extension to the original house, offering a delightful informal relaxation area with deep oak framed glazing sections on two sides and a high open ceiling with a lantern roof section. Sealed unit double glazed french doors connect to a sheltered courtyard area.

Attractive travertine flooring with underfloor heating connecting to the main central heating system.

Laundry - Utility Room

Range of shaker design cabinets in a long wall run surmounted by solid wood block working surfaces with a brick tiled splashback, opposing which there are further matching wall storage cupboards and an enclosed boiler cupboard housing a Worcester Green Star gas fired boiler to provide domestic hot water and central heating.

Ceramic stone flooring. Doorway to rear entrance courtyard – vehicle court.



FIRST FLOOR

Central T Shaped Landing

Alighted from a two-flight period staircase with natural lighting provided by a sliding sash window above the half landing stage.

En Suite Bedroom One

4.10m x 3.75m (13'6" x 12'3")

Sealed unit double glazed sash window overlooking the country gardens – wonderful Trent Valley outlook. Recessed double wardrobe closet with fielded doors. Picture rail.

Luxury En Suite Contemporary Shower Room

Large, recessed shower cubicle – fully tiled in a ceramic marble finish, fitted Mira Décor twin head thermostatically controlled shower installation with a sliding glass door enclosure. Contemporary vanity unit incorporating a wash hand basin with chrome mixer tap and a low flush wc with concealed cistern. Chrome ladder towel rail. Sealed unit double glazed period design window.



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FIRST FLOOR CONT...

Bedroom Two

4.15m x 3.75m (13'6" x 12'3")

Sealed unit double glazed sash window overlooking the country gardens and Trent Valley countryside. Picture rail and tasteful décor.

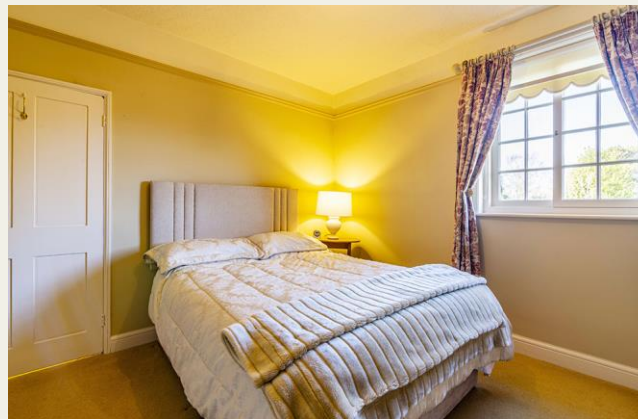
Bedroom Three

3.60m x 3.00m (11'9" x 9'9")

Recessed single wardrobe and separate storage cupboard – fielded doors. Sealed unit double glazed sliding sash window. Picture rail.

Superb House Bathroom

Fitted traditional suite comprising a ball and claw foot bath, Heritage pedestal wash hand basin and a low flush wc complemented by fielded wall panelling with marble shelving above. traditional column radiator and separate heated towel rail. Built in corner medicine/storage cupboard. Corniced ceiling.





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WONDERFUL COUNTRY GARDEN, GARAGE AND OUTBUILDINGS

Hillsborough House is accessed from Boat Lane through imposing electrically operated timber gates which open onto a gravelled parking court providing excellent hardstanding and turning space and access to the garage.

Large Workshop Garage

Having two electrically operated up and over doors. Light and power facility. Recessed workshop area.

Garden Workshop – Wood Store

Having light and power facility and a mono pitch roof line.

Outside – Gardeners WC

Fitted low flush wc and wall mounted wash hand basin.

Wonderful Country Garden

0.54 Acres or thereabouts

A particular feature of the sale of Hillsborough House is the exquisite traditional level country garden set against the backdrop of unspoilt surrounding Trent Valley Countryside affording wonderful views.

Expansive well tended shaped level lawns are relieved by a host of ornamental shrubbery gardens and densely stocked borders, an attractive water garden / rockery area, all of which are enthusiastically and carefully maintained to a particularly high standard by the present owners.

Beyond the formal gardens and lawns there is a productive kitchen garden, extensive orchard area and secure chicken run serving to create a very complete and appealing country garden setting for this wonderful period home.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All mains services are available. Mains gas, electricity, water and drainage are connected.

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.

Available Broadband – Basic 5 Mbps Superfast 80 Mbps

Available Mobile Coverage

O2 - ✓ Vodafone - ✓ EE - ✓ Three - ✓

✓ = Good coverage

ENVIRONMENTAL FACTOR – FLOODING

Please note it is our understanding that from historic records that this particular part of Hoveringham Village where the property stands has been free from flooding in the past including the two most recent most significant flooding events of 2024 and prior to then in 2020.

Interested parties are advised to make their own further enquiries in this regard.

LOCAL AUTHORITY *Council Tax Band G*

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 Hillsborough House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

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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: 0370-2130-6390-2694-3331

LOCATION PLAN

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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.



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