



## LYME HOUSE

MAIN STREET BLEASBY NOTTINGHAMSHIRE NG14 7GH

Land & Estate Agents  
Property Consultants



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



## LYME HOUSE

Lyme House is a fine and substantial detached village house of traditional brick and slate construction and offers a first class four-bedroom home of a high-grade specification with a generous, immaculately presented range of internal accommodation well suited to the demands of family living.

## BLEASBY

Bleasby is a thriving village set in unspoilt Trent Valley countryside between the regional centres of Nottingham and Newark on Trent, having extensive amenities close to hand in the historic Minster town of Southwell.

The village has a useful range of amenities with a highly rated Church of England Primary School, the award-winning Wagon and Horses Inn, beautiful walks in the surrounding countryside, around the Jubilee Ponds (a well-kept village secret) and along the Trent Valley, and an 'active' church community - the essential ingredients of a traditional village lifestyle.

Bleasby has a train station with links to the vibrant city life of Nottingham with a journey time of 20 minutes to Nottingham and under 15 minutes to Newark.

The thriving Minster town of Southwell offers a wider range of amenities and professional services, a multi sports - leisure centre and Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, and leisure facilities and from Newark there is direct access to the A1 national road network.

### FAST MAIN LINE LONDON RAIL SERVICE

A fast direct rail link from Newark Northgate into London Kings Cross in a scheduled journey time of 80/85 minutes is an important consideration for commuting businesspeople.

**PRICE GUIDE: £730,000**





## GROUND FLOOR

### Fine Entrance Hall

5.50m x 3.50m (18'0" x 11'6")

*An immediate indication of the scale and calibre of this first-class village house for which we commend internal inspection...*

An impressive traditional open oak balustraded staircase rises in two flights to a first-floor landing. Corniced ceiling. Sealed unit double glazed window to front aspect. Traditional fielded front entrance door with Regency fan light detailing above.

Striking travertine flooring - thermostatic controlled underfloor heating.

### Cloakroom/ WC

Fitted pedestal wash hand basin, tiled splash back at a low flush wc.

### Impressive Main Sitting Room

7.60m x 3.80m (25'0" x 12'6") overall

The focal point of the room is an imposing solid marble Roger Pearson handcrafted fireplace of a period design inscribed with the maker's name - attractive fluted and ornamental detailing, fitted living flame gas fire.

High grade oak flooring. Corniced ceiling. Double doors interconnecting to the dining room and glazed double doors opening to:

### Conservatory/Garden Room

3.85m x 3.55m (12'9" x 11'9")

White painted sealed unit double glazed timber glazing sections with a vaulted open ceiling. Half glazed doors connecting to the garden. Striking porcelain floor.

### Formal Dining Room/ Second Sitting Room

4.80m x 4.70m (15'9" x 15'6")

Two sealed unit double glazed windows to rear garden aspect. High corniced ceiling. Double doors connecting to the main sitting room capable of forming one large entertaining space if required. High grade oak flooring.

### Clive Christian Designer Kitchen

4.35m x 4.10m (14'3" x 13'6")

Extensive range of bespoke high-grade cabinets complemented by granite working surfaces. Central granite topped culinary island - breakfast bar. Integrated appliances comprising a Miele dishwasher, fridge and Rangemaster stove incorporating two ovens and a grill and extraction canopy above. Two sealed unit double glazed windows. 1.5 bowl Belfast sink unit. High grade travertine floor. Doorway to:

### Laundry

3.45m x 2.50m (11'3" x 8'3")

Optional Miele automatic washing machine, condenser dryer and Samsung American style fridge. Half glazed side entrance door. Further range of cabinets matching the main kitchen installation. Belfast sink unit. High grade travertine floor.

### Side Hall

### Study

2.45m x 1.90m (8'0" x 6'3")

Bespoke range of fitted contemporary study furniture. Sealed unit double glazed window.



## FIRST FLOOR

### Fine Central Lending Gallery

Alighted from the traditional solid oak dog leg return balustraded open staircase. Coved ceiling. Access to roof void. Sealed unit double glazed window to front aspect. Large, enclosed airing cupboard – manifold location for central heating.

**Rear Bedroom One** 4.80m x 4.70m (15'9" x 15'6")  
Corniced ceiling. Two sealed unit glazed windows.

### Stunning Replacement En Suite Bathroom - fully tiled

Large walk-in shower incorporating a body jet shower system and separate hand shower with glass enclosure, circular wash basin set to a square cantilevered wash stand - chrome pedestal mixer tap and a low flush wc. Marbled high grade floor and wall tiling.

### Superb House Bathroom

Fitted contemporary freestanding bath set to a raised plinth, large wash basin set to a contemporary wash stand, mirror light above and a low flush wc. Coved ceiling. Marbled floor and wall tiling.

**Bedroom Two (Guest Suite)** 5.35m x 3.80m (17'6" x 12'6")  
Two sealed unit double glazed windows. Enclosed storage closet. Coved ceiling detail

### Fully Tiled Shower Room En Suite

Corner shower with curved glass enclosure, NK Porcelanosa pedestal wash hand basin and low flush wc. Chrome ladder towel rail. Corniced ceiling.

**Rear Bedroom Three** 3.55m x 3.20m (11'9" x 10'6")  
Extensive range of Sharps built in wardrobes of a high calibre in a long two wall run. Two sealed unit double glazed windows.

### Front Bedroom Four - Private Dressing Room

*(internally divided)* 4.45m x 4.10m (14'6" x 13'6")

Extensive range of high-grade mirror fronted wardrobes with doors opening into a walk in dressing room fitted with open shoe boxes, drawers and open hanging rails on three sides in an American style. This is an opulent private dressing room arrangement.





## GARDENS AND GARAGE

Lyme House enjoys a pleasant position on the village Main Street set back from the road behind an imposing automatically operated secure gated entrance.

An expansive block paved forecourt provides car standing and turning space for numerous vehicles and there is pedestrian access to each side of the property.

### **Integral Double Garage**

Up and over access door. Lighting power facility.

The garage also serves as the plant room for the house and incorporates a recently installed high grade Viessmann gas fired boiler unit serving to provide domestic hot water and underfloor central heating throughout the property. Pressurised hot water cylinder location.

To the rear of the property there is a sheltered garden with a pleasant southerly aspect laid predominantly to lawn and dense partly walled hedgerow boundaries affording a good degree of privacy.





## GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE

### SERVICES

All mains' services are connected. Thermostatic controlled underfloor heating to both ground and first floor served by a high grade Viessmann boiler unit. Rainwater harvesting system.

*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

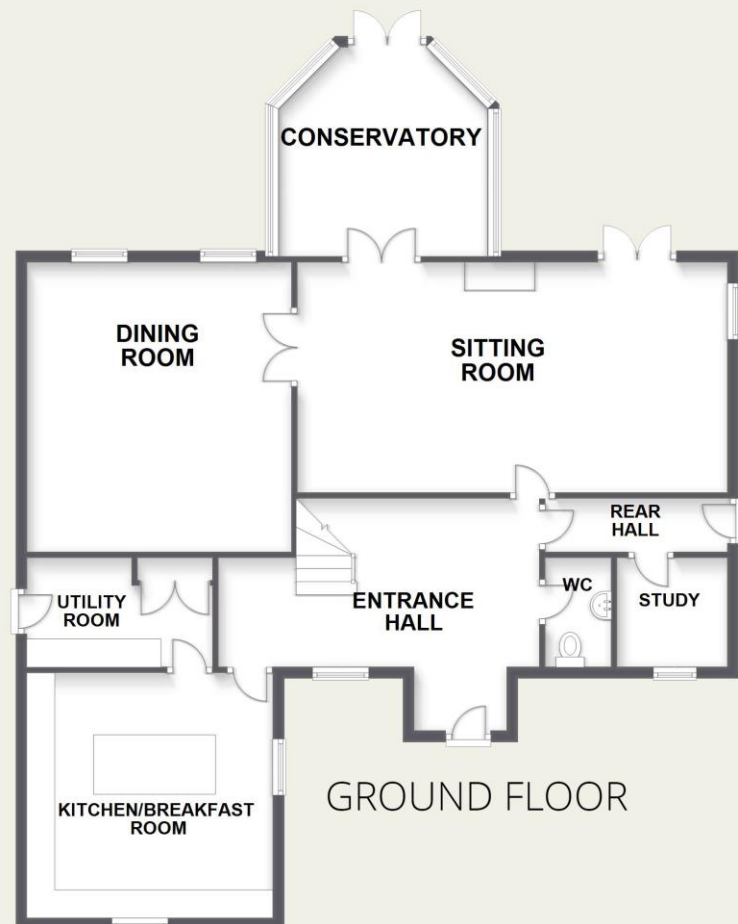
Standard 18 Mbps  
Superfast 72 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - X EE - ✓ Three - ✓  
✓ = Likely X = Poor

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



### AGENTS NOTE

We are advised that the property has never flooded.

### VIEWING ARRANGEMENTS

If you are interested in Lyme House and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://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: 1000-5086-0322-3301-3173

## 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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