



## ROLLESTON MANOR

STATION ROAD ROLLESTON NOTTINGHAMSHIRE NG23 5SE

Land & Estate Agents  
Property Consultants



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





## ROLLESTON MANOR

**A stunning period house of character set in extensive formal grounds, offering the complete small country estate with formal lawned grounds, orchards, and paddock land within the heart of a thriving Trent Valley village, close to historic market town amenities in Southwell and offering a truly wonderful family home, which has been passionately maintained and exquisitely appointed to the highest standards.**

**PRICE GUIDE: £2,100,000**

**In all 7.32 Acres / 2.96 Hectares or thereabouts**





## ROLLESTON

Rolleston is a prime village within the catchment area of the renowned Minster School in Southwell and close to extensive amenities in Southwell and Newark on Trent with direct access by road and a regular rail service from the village along the Trent Valley into Nottingham centre.

Rolleston is an extremely friendly village, and regular events are held here throughout the year. The Crown public house has now reopened and serves excellent traditional 'pub' meals.

Southwell is a thriving Minster town, having a useful range of town centre amenities and professional services grouped principally along the period street scenes of Queen Street and King Street. Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities.



Newark on Trent, a larger market town, offers an extensive range of amenities, professional services, restaurants, and leisure activities. The regional centres of Nottingham and Lincoln are accessible by road and rail and there is direct access to the A1. From Newark Northgate station there is a fast rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

The regional centres of central England are accessible including, Nottingham, Leicester, Sheffield, and Lincoln, as are the East Midlands International Airport and the Leeds Bradford Airport.





## GROUND FLOOR

### Formal Entrance

#### Garden Porch - Vestibule

Imposing double oak entrance doorway with tiled threshold and matwell. Glazed internal doorway to:

#### Entrance Hall

Twin arched profile secondary double-glazed window overlooking the front gardens. High vaulted and coffered ceiling and decorative internal archway connecting in open plan layout to:

### Charming Sitting Room

5.30m (17'3") into bay window

6.30m (20'9") x 4.90m (16'0") overall

Wonderful opposing courtyard and formal garden aspects, walk in bay window with central French doors connecting to the sheltered stone terrace and water garden with two square Italianate ponds - matching side screens ensure good natural lighting and a beautiful vista. Open period fireplace with striking marble surround. Corniced ceiling.

*Archway and step down to:*



## GROUND FLOOR CONTINUED...

### Inner Staircase Hall

Fine balustraded low rise easy tread period oak staircase alighting to the first-floor landing across a half landing stage, at which a deep window overlooks the private grounds.

### Cloakroom/WC

Fitted Imperial traditional low flush wc and fluted wall mounted wash hand basin. Corniced ceiling.

### Drawing Room

5.50m x 4.75m (18'0" x 15'6")

Two original secondary double-glazed encased sash windows overlooking the formal lawns - with Holy Trinity Church beyond. High corniced ceiling. Period Adam style fireplace, decorative painted steel inlay - fitted living flame gas fire. French doorway connecting to the garden terrace

### Study

3.05m x 3.00m (10'0" x 9'9")

Secondary double glazed sash window overlooking the lawned grounds. Fitted book shelving.

### Formal Dining Room

5.30m x 4.35m (17'3" x 14'3") *plus deep arched display alcove recess*

Polished limestone flooring. Imposing period fireplace - painted stone surround and reeded cast iron fire back.

Corniced ceiling. Secondary double-glazed windows overlooking the stone terrace and Italianate style water garden and fore garden. Enclosed shelved cocktail cupboard. Secondary double-glazed window to front aspect.







**Wonderful Open Plan Kitchen/Day Room/Family Room**  
This more recent architect designed addition to Rolleston Manor is arguably today its signature feature comprising a stunning free flowing space with underfloor heating perfect for a relaxed day to day lifestyle and very much on point with modern day requirements.





## GROUND FLOOR CONTINUED...

### Kitchen

6.95m x 5.30m (22'9" x 17'3") *plus recess*

The main kitchen installation comprises a Dale Penney handcrafted bespoke kitchen of the highest quality with an array of pastel tone painted cabinets in delicately contrasting coordinating heritage tones. Full complement of high grade integrated and fitted appliances comprising: Miele automatic dishwasher, Miele microwave oven with warming drawer beneath, Miele conventional oven/grill, Miele steam oven again having a warming drawer beneath, Miele 5 plate induction hob served by a Colpa pop up extractor, Miele wine chiller, two Liebherr full height larder fridge freezers. 1.5 bowl Franke Belfast style sink unit. High grade marble working surfaces and marble topped culinary island with connecting circular hardwood breakfast bar. There is a comprehensive range of base cupboards, wall storage cabinets and a bank of matching housekeepers/general purpose storage cupboards which are befitting a kitchen of this calibre and design. Secondary enclosed staircase to first floor.

### Laundry Room

Having a barrel-vaulted ceiling. Range of cabinets matching the main kitchen installation and marble topped surfaces. Plumbing for automatic washing machine. The laundry is fitted in a Butler's pantry style with a range of useful storage cabinets.

### Family Room/Day Room/Garden Room

7.95m x 4.85m (26'0" x 15'9")

Striking polished limestone flooring – underfloor heated, extending through to the connecting kitchen area in open plan. High vaulted ceiling - two sealed unit double glazed skylights which are remote controlled. Remote controlled blinds. Sealed unit double glazed sliding doors connecting to stone terrace and Italianate water garden. Triple glazed picture windows and returning corner window overlooking the gardens.

This more recent high-grade extension was designed by well-respected Trent Valley architect, Trevor Muir.





## FIRST FLOOR

### **Charming Staircase Landing**

Easy tread and rise balustraded period oak staircase alighting in two flights across a half landing stage – delightful garden aspect – to the main upper landing. Open plan to:

### **Long South Easterly Landing**

*length 16.00m (52'6")*

Relieved by decorative archways at each end, dado rail and corniced ceiling. Series of secondary double-glazed windows overlooking the formal grounds and village street scene beyond. Two enclosed airing cupboards. Separate enclosed cylinder cupboard housing a thermally insulated stored water cylinder.

### **Exquisite Main Bedroom**

*4.95m x 4.95m (16'3" x 16'3")*

Extensive range of bespoke high quality fielded period style built in bedroom furniture providing a host of fitted wardrobes and drawer chests in a hand painted heritage pastel tone finish. Two secondary double glazed period windows overlooking the formal lawns with the backdrop of the Holy Trinity Church. Corniced ceiling and recessed down lighting. Stunning professional décor.



### **Luxurious En Suite Bathroom**

*4.25m x 3.05m (14'0" x 10'0")*

Wonderful curved design walk in mosaic tiled corner shower having a body jet shower system complemented by an overhead rain shower and separate hand shower. Fitted contemporary design freestanding bath – Hansgrohe floor mounted pedestal mixer tap and stunning built in range of bathroom cabinets and storage cupboards surmounted by a curved marble topped centre section having two 'floating' elliptical wash hand basins over – Hansgrohe pedestal taps above. Fitted Duravit low flush wc with concealed cistern. Secondary double-glazed window. Recessed ceiling lighting. Underfloor heating. Stunning professional interior design décor.

*Access from the landing to:*

### **Bedroom Four/Bespoke Dressing Room**

*3.95m (13'0") plus entrance recess x 3.50m (11'6")*

Fitted American style open wardrobe and box shelving configuration providing splendid capacity and complemented by a central dressing table island. Secondary double-glazed window to rear garden.





## FIRST FLOOR CONTINUED...

### **Bedroom Two** 3.85 x 3.80m (12'6" x 12'6")

Secondary double-glazed window to rear garden - stunning aspect of the formal grounds.

### En Suite Shower Room

Large fully tiled shower cubical, thermostatically controlled chrome overhead rain shower and separate hand shower, glass enclosure, contemporary vanity unit - resin bonded high grade square wash hand basin and low flush wc with concealed cistern. Ladder towel rail. Corniced ceiling.

### **Outer Landing**

Alighted from a secondary staircase from the kitchen/day room beneath. Access to roof void. Enclosed electric meter cupboard. Corniced ceiling.

### **Landing WC**

Fitted period design Imperial high flush wc.

### **Bedroom Three** 3.40m x 3.10m (11'0" x 10'3")

Secondary double-glazed window to rear garden - stunning aspect of the formal grounds. Corniced ceiling.

### **House Bathroom**

High grade fitted traditional white suite comprising a panelled bath with mixer tap shower and fully tiled tumbled marble surround, fitted splash screen and pedestal wash hand basin. Ladder towel rail. Secondary double-glazed window to rear garden - stunning aspect of the formal grounds.

## SECOND FLOOR

### **Upper Landing**

Alighted from the main staircase and landing beneath, again in two flights across a half landing stage with attractive fore garden aspects. Mono pitch ceiling.

### **Bedroom Five** 5.50m x 4.40m (18'0" x 14'6") *reduced ceiling height*

Sealed unit double glazed roof lights. Exposed structural original roof timbers.

### **House Bathroom Two**

Luxury contemporary white suite comprising a rectangular panelled bath with side chrome mixer tap, fully tiled corner shower - thermostatically controlled chrome shower installation with a curved glass enclosure, high grade marble topped vanity unit with floating wash hand basin, useful storage cabinet and low flush wc with concealed cistern.





## IMMACULATE FORMAL GARDENS, ORCHARDS, PADDOCK LAND & OUTBUILDINGS

### THE OLD BREW HOUSE

This charming two storey building sits close to the original Manor House and, other than the village church, is understood to be the oldest remaining structure within the village of Rolleston itself. Connecting back to the Manor House across a sheltered walled courtyard this interesting period building is presently used to accommodate the plant for the main heating system and in our opinion is of a scale which lends itself suitable for a variety of uses and may be readily converted to provide charming two-bedroom ancillary living/guest accommodation.

#### GROUND FLOOR

##### Entrance Hall

Having exposed original period brickwork.

##### Plant Room 5.50m x 4.85m (18'0" x 15'9")

Internal oil storage tank. Fitted Grant oil fired boiler serving domestic water and central heating and serving the house, separate cottage/private offices, and brew house itself. Hot water cylinder location for the underfloor heating system to the main house. Quarry tiled floor.

##### Shelved Walk In Store Room

##### Gardener's Cloakroom/WC

#### FIRST FLOOR

##### Office/Bedroom One 4.85m x 4.10m (15'9" x 13'6")

##### Bedroom Two/Gym/Office 5.45m x 4.90m (17'9" x 16'0")



### COTTAGE/PRIVATE HOME OFFICES

A charming, detached cottage ideal as a private home office arrangement or guest accommodation, having recently been partially re-roofed with dreadnought Staffordshire clay roof tiles.

#### GROUND FLOOR

##### Entrance Hall

Staircase to first floor - rising in two flights with understairs storage.

##### Office/Sitting Room

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

Three sets of windows. Brick chimney breast.

##### Fitted Kitchen 3.05m x 2.95m (10'0" x 9'9")

##### Ground Floor Fully Tiled Bathroom

Panelled bath with shower above, wash hand basin and low flush wc.

#### FIRST FLOOR

##### Central Landing

##### Bedroom & Storage Area/Dressing Room

3.20m x 2.75m (10'6" x 9'0")

*reduced ceiling height*

##### Fitted WC/Wash Room

##### Bedroom Two

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

*reduced ceiling height*

### TRIPLE GARAGE

9.20m x 5.80m (30'3" x 19'0")

*overall, plus*

##### Useful Side Workshop/Storage Area

4.50m x 4.40m (14'9" x 14'6")

A substantial detached triple garage block provides first class secure parking. The garage was constructed approximately 25 years ago.



## THE FORMAL GROUNDS

The Manor House is approached through a gated remote-controlled entrance which opens on to a charming mellow stone set courtyard with contrasting linear detailing which has been laid to a particularly high standard on a concrete base and offers a beautiful, aesthetically pleasing drive, which is also highly practical with parking and turning space for numerous vehicles. The drive approach is illuminated for convenience.

The immediate formal gardens which surround the Manor House are meticulously managed and beautifully complement this wonderful period home, there being expansive lawns, a host of stocked beds and borders, an outstanding range of topiarised shrubs including box trees, ornamental specimens, bushes, and standing trees.

To the front of the property there is a shallow ornamental pond - water feature which offers an attractive vantage point back towards the Manor.

There is a long front terrace which extends to provide walk around pathways around the perimeter of the property.





## ORNAMENTAL STONE TERRACE AND ATTRACTIVE ITALIANATE WATER GARDEN

This exquisite sheltered courtyard area was designed to complement the recent Trevor Muir extension and offers a relaxation area of great beauty and serenity beyond which there is a wisteria clad arbour leading into a "secret garden" with a pathway leading to a sheltered seating area and knot garden set against the backdrop of Holy Trinity Church; in our opinion something rather special.

Beyond the formal gardens there are outer lawns which are again immaculately managed and extend into a productive orchard, from which there is a particularly attractive vista of the westerly façade. An independent vehicular access from Station Road leads into the orchard area forming a useful secondary entrance point.

## L SHAPED BRICK AND PANTILE STABLE BLOCK

Offering a first-class equestrian amenity to complete the classic small country estate configuration of the Manor House comprising five loose box stables, tack room and hay store.

## Grass Paddocks

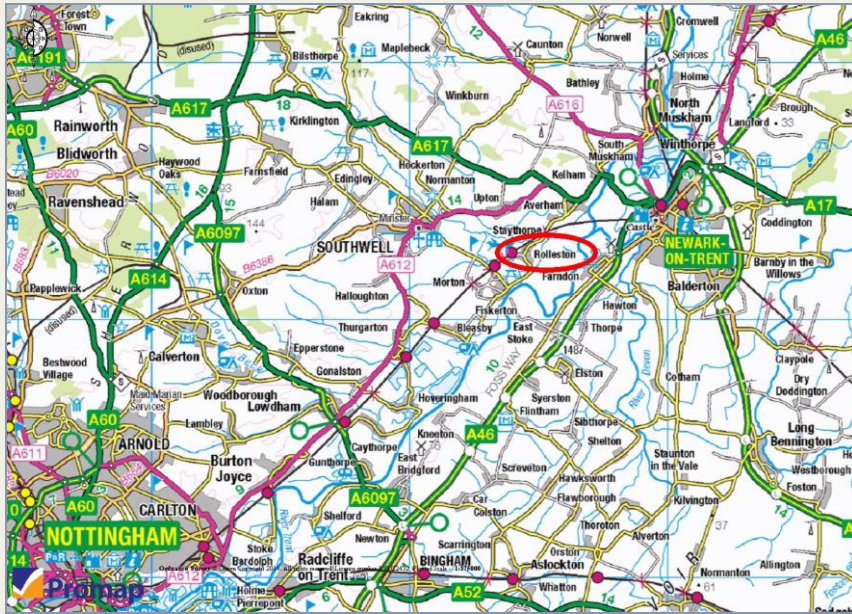
Extensive grass paddocks border to the east of the formal grounds and lawns and the overall sale area extends to 7.32 acres / 2.96 hectares.





## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



### AGENTS NOTE

*The owners of Rolleston Manor are reluctant and genuine sellers of this exquisite and rather special home.*

*During the period that they have been custodians of the property they have rejuvenated and managed the formal gardens to a remarkably high standard, complementing well-considered improvements and restorative maintenance works to the stable block, outbuildings, and main house.*

*The product of this diligent and well-considered programme of works was to bring the property very much up to date for 21<sup>st</sup> century living and also included redecoration of much of the house internally and it is presented with a stylish and timeless elegance, for the next owners to continue to enjoy for many years to come.....*



### VIEWING ARRANGEMENTS





IF YOU ARE INTERESTED IN ROLLESTON MANOR AND WOULD LIKE TO ARRANGE A VIEWING, PLEASE CONTACT US ON 01636 815544

[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



# FLOORPLANS

FOR IDENTIFICATION PURPOSES - NOT TO SCALE

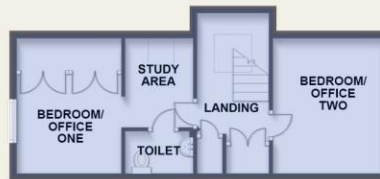
	THE MAIN HOUSE		THE COTTAGE - OFFICES
	THE BREWHOUSE		GARAGE BLOCK & STABLES



THE BREWHOUSE



THE COTTAGE - OFFICES





# LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874

## 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.

## GENERAL INFORMATION

### SERVICES & SECURITY

Mains water, electricity and drainage are connected. Oil fired central heating (with new thermostatic controls) served by a Grant boiler located in the former Brewhouse building. A first-class security system with cameras, ANPR recognition and server backup is installed.

*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 - 4 Mbps    Ultrafast - 1000 Mbps

#### Available Mobile Coverage (based on data from Calls Indoors)

O2 - ✓ Vodafone - ✓ EE - ✓ Three - ✓

✓ = Likely    X = Poor

### LOCAL AUTHORITY

Council Tax Band H

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

### GRADE II LISTING

Heritage Category: Listed Building

Grade: II

List Entry Number: 1045560

Date first listed: 13-Mar-1986

Statutory Address 1: ROLLESTON MANOR, STATION ROAD

Details

ROLLESTON STATION ROAD SK 75 SW (north side) 2/81 Rolleston Manor G.V. II House. Early C18 with C19 alterations. Red brick. Plain tile roof with C19 bargeboards at gable ends. 2 red brick gable stacks, the left stack being external. Dentil and dogtooth eaves with a raised brick band extending under. Blue brick band at base. 2 storeys plus garret, 3 bays. First floor band. 3 glazing bar sashes with 3 similar sashes above, all under segmental arches. To the rear are extensive C20 extensions.

Listing NGR: SK7422152569







SMITH & PARTNERS  
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk

SD / TD



[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

