

# NETHER HALL

MAIN STREET DENTON GRANTHAM  
NOTTINGHAMSHIRE NG32 1JR



Land & Estate Agents  
Property Consultants



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





## NETHER HALL

Nether Hall is a particularly appealing detached five-bedroom village house of distinction with 17<sup>th</sup> century origins, constructed in mellow stonework and brick elevations beneath a pantile roof, displaying appreciable period character.

The Hall offers a wonderful family home, Listed Grade II, in a delightful village edge setting which borders to an ancient field, conveniently located for Grantham, Melton Mowbray and Bingham amenities and well renown Lincolnshire schooling.

## DENTON

Denton is conveniently situated to the north of the A607 road between Grantham and Melton Mowbray. Nearby villages include Harlaxton, Waltham on the Wolds, Woolsthorpe, and Bottesford.

This attractive village lies approximately three miles east of Belvoir Castle amidst some of the most attractive countryside in the region. Direct access into the regional centres of Nottingham and Leicester is available.



### Fast East Coast Main Line Rail Service

From Grantham there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 70 minutes.

### MILEAGES

Grantham	4 miles
Melton	13 miles
Bingham	14 miles
Nottingham	24 miles
Leicester	29 miles

EMA 33 miles

**PRICE GUIDE: £975,000**

0.64 ACRES / 0.26 HECTARES OR THEREABOUTS

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## GROUND FLOOR

### Main Front Entrance

A fielded six panel fielded period entrance door connects to:

### Deep Central Entrance Hall

Single flight balustraded period primary staircase rising to the first-floor landing. The entrance hall reveals an immediate and lasting impression of the appreciable character and antiquity of this rather special Grade II Listed Hall.

### Cloakroom WC

Positioned beneath the stairs having a low flush wc and fitted wash hand basin.

### Main Sitting Room

5.00m x 4.90m (16'3" x 16'0")

Imposing exposed stone wall – chimney breast feature incorporating a cast iron wood burning stove set to a flagstone hearth. Shuttered sash window to front aspect and side period window. Exposed ceiling timbers.

Hall recess connecting to:





### Rear Dining Room

5.25m x 3.80m (17'3" x 12'6")

Featuring heavily exposed ceiling timbers and three sash windows overlooking the country gardens. Brick fireplace set to a flagstone hearth. Latched period door.

### Charming Second Sitting Room

4.85m x 3.75m (15'9" x 12'3")

Exposed brick chimney breast – flagstone hearth. Heavy exposed ceiling timbers. Shuttered sash window to front aspect and secondary side sash window.

### Small Study

2.75m x 2.00m (9'0" x 6'6")

Window to rear garden aspect.

*At the far end of the main entrance hall there is a partially glazed door connecting to the rear garden with a stepped access in a short flight through a pine boarded door to:*

### Delightful Country Kitchen

5.35m x 5.05m (17'6" x 16'6")

Refurbished in recent years with a Shaker design kitchen installation with soft close cabinets providing a host of base cupboards, drawers and wall cupboards in a pastel tone finish complemented by polished marble countertops and flooring. Striking stone dressed window overlooking the garden courtyard with an opposing stone mullioned window to the side south courtyard.





Fitted Shores classic double Belfast sink unit. Fitted ceiling lighting. Fitted/integrated appliances comprising an AEG inline double steam oven/grill and combination microwave oven with a bread proving drawer – warming drawer beneath. Integrated AEG dishwasher. AEG four plate induction hob with extraction canopy above. This delightful country breakfast kitchen has a wealth of character and also features exposed ceiling timbers to complete the authentic period theme.

#### Large Walk In Pantry

Having exposed ceiling timbers, fitted pine shelving and polished marble flooring extending through from the main kitchen area.

#### Large Boot Room/Utility Room

4.90m x 4.60m (16'0" x 15'0")

In practice, this spacious room forms the main entrance to Nether Hall on a day-to-day basis and incorporates a matching suite of storage cupboards and countertops complementing the main kitchen installation. Large Belfast sink unit. Plumbing for an automatic washing machine. Ornamental period range, exposed brick chimney breast and stone wall recesses create authentic period character. Exposed ceiling timbers. Open secondary staircase rising to first floor rear outer landing. Period doorway connecting to morning/side entrance courtyard with bullseye pane.

*A period window captures a view of the ancient fields bordering the grounds of Nether Hall with Nether Field Oak, a protected tree, standing proudly in the middle of the field.*





## FIRST FLOOR

### **Main Central Gallery Landing**

Alighted from the aforementioned primary balustraded single flight staircase rising from the entrance hall beneath; this is a charming central landing with a sash window to the front aspect incorporating a window seat affording a pleasant vantage point towards the village street scene. Square opening to:

### **Outer Landing**

Forming part of the original 17th century hall with exposed original timbers revealed in the sloping ceiling lines and wall sections. At the far end of the landing there is a secondary staircase connecting to the boot room/utility room below, as previously described.

### **Large Enclosed Walk-in Airing Cupboard**

Fitted lagged hot water cylinder and electric immersion heater probe. Slatted shelving. A series of panelled period doors connect to

### **Principal Bedroom Suite**

#### Bedroom One

4.60m x 4.10m (15'0" x 13'6") *maximum dimensions*  
Exposed ceiling and wall timbers - partially vaulted ceiling lines. Sash window to front aspect. Period stone dressed ornamental fireplace incorporating a cast iron decorative hob grate. Large, enclosed walk-in wardrobe closet. Fielded six panel pine door. Square opening to:

#### Spacious Dressing Room

4.05m x 3.20m (13'3" x 10'6")

Exposed ceiling timbers - partially vaulted ceiling lines. Period dormer window overlooking Nether Oak Field.

#### Fully Tiled En Suite Bathroom

Traditional design Roca suite comprising a large round ended bath with side chrome mixer tap/hand shower and overhead shower installations, marble topped washstand incorporating an oval wash hand basin with fielded cabinet beneath and a fitted chrome mixer tap with a recessed mirror light fixture above. Low flush wc. Chrome ladder towel rail.





*From the main central landing...*

**Front Bedroom Two**

4.90m x 3.80m (16'0" x 12'6")

Ornamental period fireplace incorporating a decorative cast iron hob grate. Recessed shelved pine storage closet. Sash window to front aspect. Fielded six panel pine door.

**Rear Bedroom Three**

3.65m x 3.10m (12'0" x 10'3")

Sash window overlooking the rear gardens. Quarter panelled pine door.

**House Bathroom**

Fitted traditional white suite comprising a large corner shower, fitted thermostatically controlled chrome shower installation and curved glass enclosure, contoured panel bath with chrome mixer tap/hand shower, pedestal wash hand basin and a low flush wc. Chrome ladder towel rail. Window overlooking the rear garden.

**En Suite Rear Bedroom Four**

3.75m x 3.35m (12'3" x 11'0")

Built in single wardrobe closet, latched pine door and window overlooking the rear garden. Fielded six panel door.

**En Suite Shower Room**

Having a recessed shower cubical, fitted Mira Sports shower installation, corner vanity unit/wash basin and a low flush wc. Window overlooking Nether Oak Field.

## SECOND FLOOR

**Upper Landing**

Alighted from the first-floor landing via a single flight period staircase. Latched doorway.

**Bedroom Five**

3.85m x 3.00m (12'6" x 9'9")

Period design window to rear gable end elevation overlooking the garden. Two exposed cross timbers. Electric panel radiator.





## EXTENSIVE MATURE GARDENS AND SUBSTANTIAL COACH HOUSE GARAGING

Nether Hall occupies a delightful country garden setting with mature grounds affording a high degree of privacy.

A gated entrance from Main Street opens on to an outer parking court and turning circle with wrought iron gates leading through to a side/rear driveway culminating in an upper parking court giving access to the garages/outbuildings.

The property is set back from the Main Street beyond expansive lawns, relieved by fine mature trees and a long stone wall frontage.



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## COACH HOUSE GARAGE – LEISURE /SNOOKER ROOM

*A substantial detached outbuilding, which is in need of some modernisation and repair, but offers considerable future flexibility in terms of its use for domestic purposes.*

### Double Garage

Having two electrically operated rolling up and over shutter doors. Light and power facility.

### Large Double Tandem Garage

Having a single rolling up and over shutter door and light and power facility.

### Snooker Room/Games Room

7.15m x 6.15m (23'6" x 20'3") *maximum dimensions.*

A large general purpose leisure room which has an internal connecting door to the double garage and an external door leading down to the morning courtyard and main entrance to Nether Hall.

### Main Country Garden

Offering a delightful sheltered classical English country garden.

### Sheltered Southerly Entrance Courtyard

A pleasant informal relaxation area with attractive views away.





# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



## SERVICES

Mains electricity, water and drainage are connected.  
Oil fired central heating circulating to radiators.  
Partial underfloor heating to the kitchen area.  
*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 2 Mbps Superfast 80 Mbps

## Available Mobile Coverage (based on calls indoors)

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

## LOCAL AUTHORITY

Council Tax Band G  
South Kesteven District Council  
Council Offices  
St Peter Street, Grantham  
Lincolnshire NG31 6PZ  
[www.southkesteven.gov.uk](http://www.southkesteven.gov.uk)

## VIEWING ARRANGEMENTS

If you are interested in Nether Hall 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



## GRADE II LISTING

**DENTON MAIN STREET SK 8632-8732** (east side) 10/71 Netherhall Farm- house (Formerly listed as Nether- field House) 21.9.79 II Farmhouse. C17 with C18 and early C19 additions and some C20 alterations. Coursed ironstone and limestone rubble, ashlar dressings. Steeply pitched pantile roofs having raised stone coped gables and 4 gable and single ridge red brick stacks. Right hand side front is single storey with attics, of 5 bays, the earlier central block is slightly advanced, taller, with steeply pitched roof. Off-centre planked door with plain wooden surround with to right a 2 light mullioned window. To left a similar 3 light window and a small fixed light with moulded stone surround. Beyond again a fixed glazing bar light with wooden lintel. The early windows have chamfered mullions and moulded stone surrounds. Above are 2 C20 gabled stone dormers, one through eaves, having 2 light glazing bar casements. Street front unites 2 gabled blocks, the left hand one being in coursed limestone and C19. 2 storey, 3 bay front with central 6 panelled door, plain overlight flanked by single glazing bar sashes with first floor 3 similar windows. Openings on this side only have ashlar hood moulds. Interior. Front parlour has early C18 chamfered beams with run out stops. Butt purlin roof.

## 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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