

**THE MANOR HOUSE**  
OLLERTON ROAD LITTLE CARLTON  
NOTTINGHAMSHIRE NG23 6BX



Land & Estate Agents  
Property Consultants



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



## THE MANOR HOUSE

A fine and substantial six-bedroom detached Victorian country property with a separate annex which has been maintained and improved by the present owners to a commendably high standard over many years, and today offers a wonderful period home and a superb family home, set in extensive private grounds and grass paddocks.

There have been many noteworthy improvements to The Manor House over past years and particular reference is made to the hand-crafted country kitchen and connecting Vale Garden Room – Orangery, wonderful replacement bespoke hardwood sash windows, which are double glazed, and carefully restored and exposed original internal timber joinery; all of which complement the original character and style of the property which has been thoughtfully and considerably conserved.

## LITTLE CARLTON

Little Carlton is a semi-rural village situated approximately 3.5 miles north from the large historic market town of Newark on Trent which offers a comprehensive range of retail amenities, professional services, restaurants, and leisure facilities including a sport centre, marina, cinema, and a golf club. Newark is famous for its showground, home to the Newark and Nottinghamshire agricultural society, and a landmark venue for numerous important antique fairs and events.

Little Carlton has useful access to the A1, A616 and A617 providing commutable links into Lincoln, Nottingham, and Mansfield. Set in open countryside the village is close to the larger sustainable settlements of Kelham, North Muskham, South Muskham and the nearby village of Bathley with The Crown Inn, a social gathering point for the small local community

## SOUTHWELL

Situated to the south of the village, the charming Minster town of Southwell offers a wide range of retail amenities, professional services and a sports centre, and Southwell schooling is of a renowned standard across all age ranges.

### FAST LONDON MAIN LINE CONNECTION

From Newark 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 80/85 minutes. There are also rail links to Lincoln and Nottingham.

### REGIONAL POPULATION CENTRES

Newark on Trent	4 miles	Southwell	8 miles
Mansfield	18 miles	Lincoln	21 miles
Grantham	23 miles	Nottingham	24 miles
Leicester	39 miles	Sheffield	43 miles
East Midlands International Airport	36 miles		

**PRICE GUIDE: £1,175,000**

*In all 8.90 Acres or thereabouts*



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## GROUND FLOOR

### **Vestibule Entrance**

Heavy fielded pine entrance door. Striking original Minton tiled floor finish. Two sealed unit double glazed sash windows. Coved ceiling. Stepped access in open plan to:

### **Fine Entrance - Reception Hall**

*An immediate indication of the voluminous scale and character of this wonderful period home...*

Striking open period staircase rising to the first-floor landing gallery above. High corniced ceiling. This impressive hallway creates a lasting first impression of this fine and substantial period home; two archways at the far end the hall open into an inner hall recess area.

### **Main Sitting Room and Formal Dining Room**

A stunning beautifully proportioned dual open plan main reception room ideal for entertaining friends and family on the grand scale.

A continuous polished solid walnut finished floor with electric sub-floor (electric heating). creates an easy flow and link to each room described individually below.

### Main Sitting Room

5.55m x 4.90m (18'3" x 16'0")

Superb marble fireplace with arched profile detailing and a fitted wood burning stove. High corniced ceiling and two sealed unit double glazed sash windows. Two column radiators.

### Dining Room

5.65m x 4.90m (18'6" x 16'0")

Sealed unit double glazed sash window and French door connecting to garden terrace. Stunning period marble fireplace - fitted cast iron wood burning stove.

High corniced ceiling and fitted plate rail. Two column radiators.



**Study**

4.05m x 2.15m (13'3" x 7'0")

Having a French double glazed doorway connecting to the rear Vale Conservatory.

**Family Room**

4.00m x 4.15m (13'0" x 13'6")

The focal point of the room is a striking original marble fireplace. High corniced ceiling, sealed unit double glazed sash window to front aspect.

**Inner Hall**

Attractive traditional flagstone flooring. Doorway connecting to outer enclosed side courtyard and independent annex/garage court.

**Ground Floor Cloakroom/Shower Room**

Fitted corner shower, pedestal wash hand basin and low flush wc. Painted Wainscot wall boarding.

**Large Enclosed Walk-In Pantry**

Built in original cupboards and open shelving.



FAMILY ROOM



BACK KITCHEN

### Superb Bespoke Country Kitchen

5.65m x 4.95m (18'6" x 16'3")

Originally installed by a respected local cabinet maker, Baker Street of Farnsfield, and featuring an extensive range of high-grade kitchen cabinets complemented by granite countertops and a contrasting circular granite topped peninsula breakfast bar.

A range of De Dietrich appliances including an integrated oven and four plate induction hob which serve as companions to the comforting focal point of the kitchen, a traditional oil-fired Aga cooking range. The main kitchen island incorporates an automatic dishwasher and a 1.5 bowl Belfast sink unit. Large original pine housekeeper's cupboard including a fridge. Two large bespoke shelved built in corner cupboards form part of the main kitchen installation.

Attractive ceramic flooring. Glazed French double doors connecting to:



### Superb Vale Garden Room - Orangery

5.65m x 4.95m (18'6" x 16'3")

A stunning addition to the original house and featuring a flagstone floor and a high vaulted glazed ceiling. Reassuring additional warmth on cooler days may be created by two central heating radiators, enabling the room to function in open plan with the adjacent kitchen. Double doors connect to the main rear garden across a flagstone terrace. Attractive open countryside aspects.

### Back Kitchen 5.50m x 4.70m (18'0" x 15'6")

A practical and spacious ancillary domestic space incorporating a range of Shaker design units and a central island / workstation complemented by timber countertops.

Fitted Belfast sink unit. Plumbing for automatic washing machine, sash window and side doorway connecting to the external courtyard.

Much of the original character in this room is retained with quarry tiled flooring and a striking ornamental cast iron range – fireplace.

Access to second staircase and cellarage with external door to side elevation.



### Barrell Vaulted Cellarage

An intriguing original cellarage offered useful storage capacity with a side chamber forming a superb wine cellar.

## FIRST FLOOR

### Extensive Main Central Landing

Alighted from a fine original balustraded period staircase.  
High corniced ceiling. Sealed unit double glazed sash window above the half landing.

### Bedroom One

5.70m x 5.00m (18'9" x 16'3")

Two sealed unit double glazed sash windows. High corniced ceiling – ornamental original fireplace – hob grate and arched profile decorative detailing. Fielded quarter panelled door.

### Spacious Family Bathroom

Large walk-in shower with glass enclosure, freestanding ball and claw foot bath, chrome mixer tap - hand shower, two pedestal wash hand basins and low flush wc. Two chrome ladder towel rails. Sealed unit double glazed sash picture window.

### Bedroom Two

5.60m x 5.00m (18'3" x 16'3")

Having two sealed unit double glazed sash windows. Range of fitted wardrobes. High corniced ceiling. Ornamental original fireplace - decorative arched profile detailing. Fielded quarter panelled door.

### Bedroom Three

5.60m x 3.65m (18'3" x 12'0")

Range of fitted wardrobes. Ornamental period fireplace – cast iron hob grate. Sealed unit double glazed sash window. Fielded quarter panelled door.



#### Bedroom Four

5.60m x 3.65m (18'3" x 12'0")

Ornamental period fireplace. Sealed unit double glazed sash window to front aspect.

#### Side Landing Recess

Having a fielded half panelled original pine door and stepped access down to:

#### Lower Outer Landing

With secondary staircase – access to ground floor.

#### Bedroom Five

4.70m x 4.55m (15'6" x 15'0")

Sealed unit double glazed sash window. Ornamental period fireplace.

#### Bedroom Six

4.75m x 3.00m (15'6" x 9'9")

Sealed unit double glazed sash window. Ornamental period fireplace.

#### Bathroom Two

Contemporary white suite comprising a panelled bath, side chrome mixer tap/hand shower, vanity unit incorporating wash hand basin with useful storage cabinets below and a low finish wc. Chrome ladder towel rail. Sealed unit double glazed sash window.

#### Second Floor Attic Studio

9.80m x 8.85m (32'0" x 29'0")

A fabulous eclectic open space with vaulted ceiling lines and exposed structural timbers offering excellent natural lighting created by four sealed unit double glazed Velux roof lights. Useful eaves access.

The attic is accessed from a winding open tread spiral Nordic pine staircase rising from the first-floor landing to a central balustraded gallery. This large open plan space is considered ideal for teenagers' recreation, crafting, or an artist's studio.



## DETACHED SELF-CONTAINED ANNEX

Located across the external enclosed side courtyard of the main house this useful suite of additional rooms with underfloor heating is well suited for a variety of domestic uses to accommodate guests/family or to create a private home working environment. The interior features:

### [Entrance Area](#)

### [Living Room](#)

A spacious room with an open vaulted ceiling and exposed ceiling timbers. Open plan kitchen and living/dining room.

### [Accessible Wet Room/Shower Room](#)

Fitted walk-in shower with glass splash screen, pedestal wash basin and a low flush WC.

### [Double Bedroom](#)

Three sealed unit double glazed windows and a high ceiling.



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## EXTENSIVE MATURE GROUNDS WITH SPECIMEN TREES AND GRASSLAND/PADDOCKS

*In All 8.90 Acres / 3.90 HA (or thereabouts)*

The Manor House is a country property in the truest sense, featuring extensive sheltered more formal grounds surrounding the main house, with expansive lawns opening out from the north, south and eastern elevations, which are relieved and defined by a number of fine standing trees including Scots Pine and Willow specimens.

A magnificent Cedar stands proudly in the centre of the entrance forecourt to front of the house.

The Manor House fronts a no through lane, (which we are advised is maintained by Nottinghamshire County Highways) also serving a responsibly operated commercial arable farming operation. The property enjoys a long mature frontage with a wooded bluebell spinney creating great privacy. There is a primary 'in and out' formal entrance and an additional meadow drive entrance opening on to the southern end of the main frontage, which each culminate in front of the main house.

Useful car parking and standing space for numerous vehicles capable of accommodating the demands of large family events.

### **Detached Single Brick Garage**

Light and power facility and an up and over access door.

### **Large Detached Timber Garage**

### **Grass Paddocks – Equestrian / Livestock Grazing Amenity**

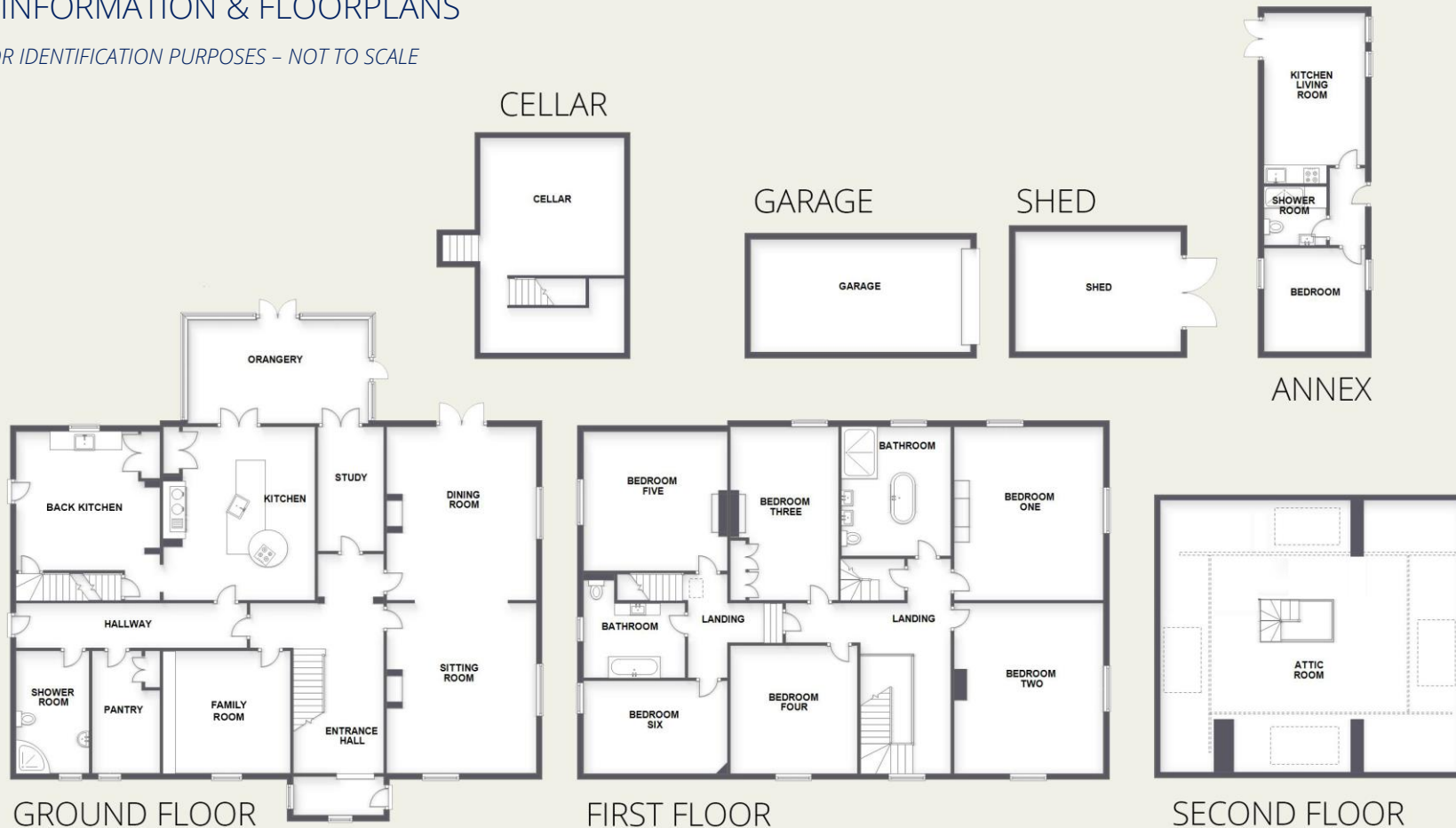
For equestrian enthusiasts there is an extensive tract of grassland over which views from the main house are enjoyed towards Bathley village in an easterly direction, forming part of the overall sale area which totals c8.90 Acres / 3.60 Ha or thereabouts.

The historic grassland would also be ideal for purchasers with an interest in equestrian pursuits or small-scale livestock lifestyle farming if desired.



# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



## SERVICES

Mains water, drainage and electricity are connected. Primary oil-fired central heating system complemented by partial electric underfloor heating. *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.*

## Flooding History

The property has not flooded within the last five years, or we understand from the sellers in its lifetime.

## Available Broadband – BT Fibre

Standard 13 Mbps  
Ultrafast 1000 Mbps

## Available Mobile Coverage

(based on calls indoors)  
O2 - ● Vodafone - ● EE - ● Three - ●  
✓ = Likely ● = Limited 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

## VIEWING ARRANGEMENTS

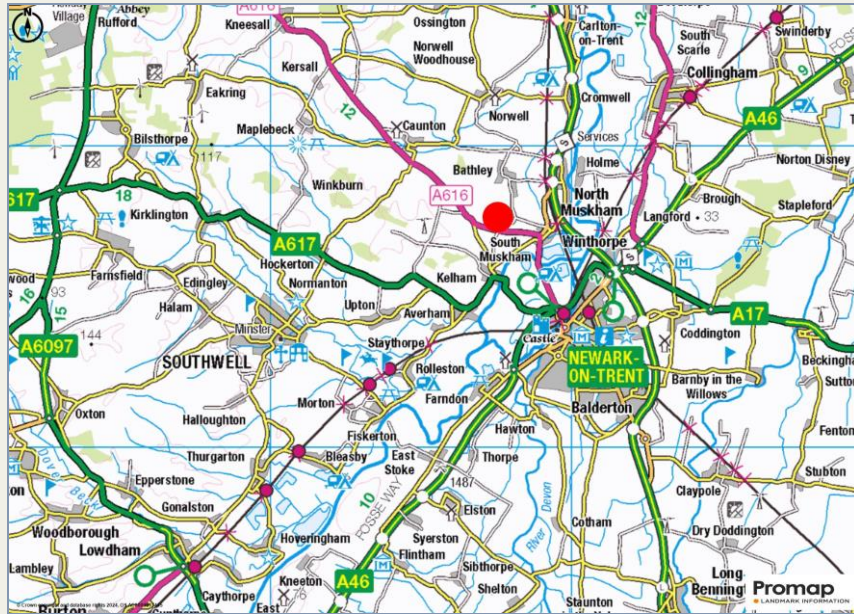
If you are interested in The Manor House and would like to arrange a viewing, please contact us on 01636 815544  
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# MAPS & ENERGY PERFORMANCE RATINGS

## 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: 7190-7790-0722-1378-3073

## 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.

## LOCATION PLAN

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