



## KELHAM MEWS

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Land & Estate Agents  
Property Consultants



The Country Property Specialists  
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## KELHAM MEWS

A three storey four bedroom Grade II Listed mews house of manageable proportions in a highly convenient setting close to the centre of historic minster town amenities and professional services.

Over more recent times Kelham Mews has been the subject of a programme of modernisation and improvement, the product of which is a delightful home ideal for convenient town centre living with a wonderful southerly aspect to the rear capturing Southwell Minster, the Bishop's Palace and the leafy environs of the Memorial Park - something rather special.

In our opinion Kelham Mews is equally well suited to purchasers in active retirement seeking a comfortable lifestyle, professionals or a small family who will each in differing ways enjoy the practical convenience of this appealing home.

## SOUTHWELL

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to The Burgage.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with an active sports centre.

Newark on Trent, a larger market town, offers a more extensive range of amenities, professional services, restaurants and leisure activities and 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.

PRICE GUIDE: £550,000





## GROUND FLOOR

### Split Level Central Hall

Imposing traditional fielded front entrance door. Enclosed electric and meter cupboard. Wide gauge high grade oak flooring extending through to the connecting sitting room and kitchen (sub floor heating system).

Impressive staircase with square balusters and an oak handrail featuring a bullnose threshold, rising to the first floor landing gallery above.

Steps down to the lower hall - useful under stairs storage capacity. Rear glazed door connecting to garden terrace.

### Impressive Breakfast Kitchen

6.60m x 2.25m (21'6" x 7'3")

Fitted range of Keller German kitchen cabinets of a contemporary design incorporating integrated appliances comprising a full height Samsung fridge freezer (70-30 split), Fisher Paykel double oven/grill grill, Neff combination microwave oven and a Bosch ceramic hob with a Neff extraction canopy above and a Hotpoint integrated

dishwasher. 1.5 bowl Franke stainless steel sink unit. Sealed unit double glazed window to rear aspect. Striking oak floor. Granite countertops, up stands and hob splashback. The main long wall run of cabinets extends into a bench seat fixture creating a distinct breakfast/dining area at the far end of the kitchen. Recessed lighting. Side window.

### Separate Cloakroom/WC

### Sitting Room

4.25m x 4.05m (14'0" x 13'3")

High grade Morso log burning stove fitted to a feature fireplace. Exposed ceiling crossbeam. Oak floor. Two sealed unit double glazed fixed windows with upper quarter lights to front aspect and French doors opening to the rear garden terrace.



## FIRST FLOOR

### Central Landing Gallery/Study Area

The feature staircase, which has been upgraded in recent times, rises from the hall below across a half landing with a picture window offering views towards the Minster, Bishop's Palace grounds and Memorial Park environs, to the main landing above and then continues up to the second floor gallery landing. Sealed unit double glazed picture window to front aspect. Built in open display shelving.

### Landing Recess

Enclosed airing cupboard/boiler cupboard housing a fitted Worcester Bosch gas fired boiler serving the domestic hot water and central heating systems.

### Front Bedroom One

4.25m x 4.25m (14'0" x 14'0")

Two sealed unit double glazed windows, The rear elevation window opening to a Juliet balcony, Affording a delightful southerly leafy aspect. Range of built in wardrobes. Fielded oak door.

### Front Bedroom Two

2.95m x 2.20m (9'9" x 7'3")

Wide gauge oak finished flooring. Two sealed unit double glazed windows. Built in double wardrobe closet. Fielded oak door.

### House Bathroom

A well appointed contemporary bathroom; recessed fully tiled shower cubicle with fitted thermostatically controlled overhead rain shower, separate hand shower and a glass door enclosure, curved corner bath, contemporary wash stand with storage cabinet and drawers below, tiled splashback and a mirror light fixture above. Low flush wc. Sealed unit double glazed window. Chrome ladder towel rail. Fielded oak door.

## SECOND FLOOR

### Upper Landing Gallery

Alighted from the first floor landing across a bull nose threshold at the foot of the stairs from the square balustraded three flight staircase, across two half landing stages, the upper landing stage having a picture window with views across the Minster grounds landscape. Interesting open vaulted ceiling lines.

### Bedroom Three *(reducing ceiling height)*

4.25m x 4.25m (14'0" x 14'0")

An attractive bedroom with partially vaulted ceiling lines. Sealed unit double glazed dormer windows to front and rear elevations, the latter affording remarkable views capturing the Minster and leafy surrounds towards the Memorial Park. Range of built in wardrobes. Fielded oak door.

### Bedroom Four/Study *(reducing ceiling height)*

3.10m x 2.25m (10'3" x 7'3")

Sealed unit double glazed dormer window. Oak finished wide gauge flooring. Built in wardrobe closet. Fielded oak door.

### Washroom/WC

Fitted contemporary wash stand set to a mosaic tiled top incorporating a square wash basin with chrome mixer tap and a low flush wc. Built in recessed shelving. Shaver point. Sealed unit double glazed dormer window.





## GARDEN COURTYARD TERRACE & SECURE PRIVATE PARKING

Kelham Mews is accessed from Westgate through imposing secure electrically operated timber gated entrance which provides off road parking for two vehicles.

### **External Storage**

A useful enclosed secure storeroom offers capacity to accommodate general purpose storage requirements and bicycles.

### **Stunning Garden Courtyard**

There is an absolutely stunning walled courtyard to the rear of Kelham Mews with a southerly aspect offering a delightful sheltered and picturesque outdoor seating area, ideal for relaxation and alfresco dining and entertaining.

Verdantly planted and featuring a Yorkstone finish, the terrace is certainly one of the signature features of the sale.

# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## SERVICES

All mains services are connected. Gas central heating circulating to radiators. Sealed unit double glazing.

*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 16 Mbps  
Superfast 80 Mbps

### Available Mobile Coverage (based on calls indoors)

O2 - ● Vodafone - ● EE - ● Three - ●

✓ = Likely ● = Limited ✗ = Poor

## LOCAL AUTHORITY

Council Tax Band D  
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

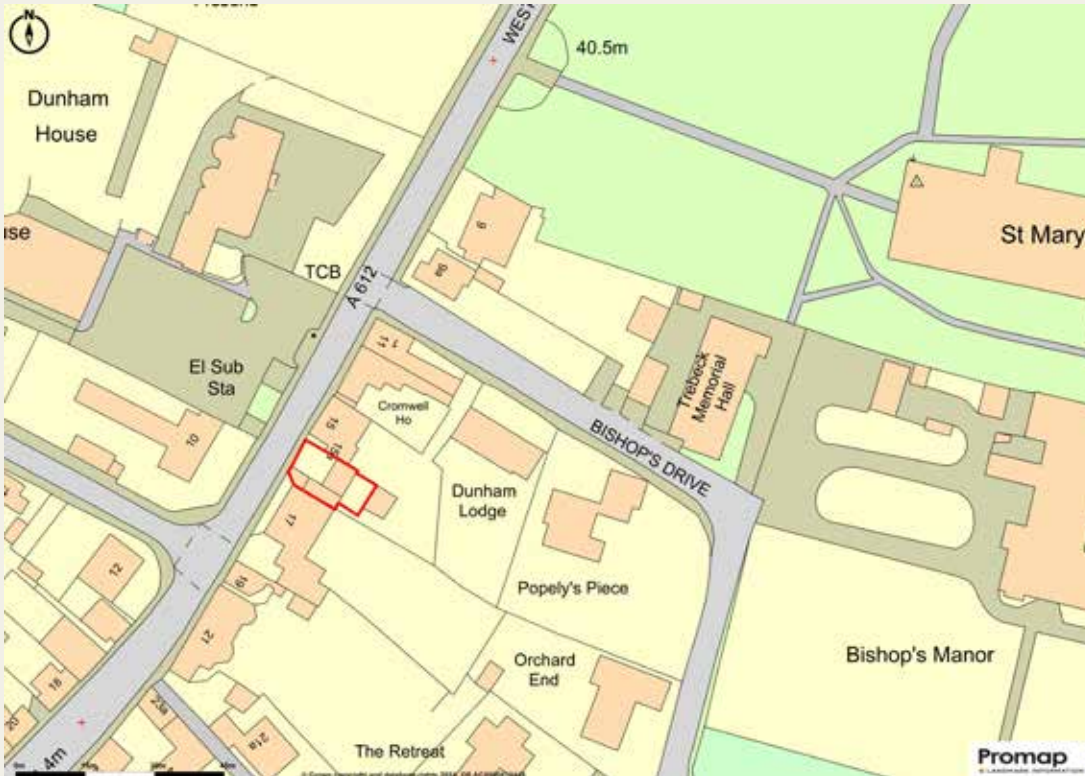
If you are interested in Kelham Mews and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



# MAPS & ENERGY PERFORMANCE RATINGS

## LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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## REGIONAL 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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