



THE OLD MILL HOUSE  
EPPERSTONE ROAD  
LOWDHAM  
NOTTINGHAMSHIRE NG14 7BX

Land & Estate Agents  
Property Consultants



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





## THE OLD MILL HOUSE

A handsome and substantial restored Grade II Listed country house set in extensive private grounds having a traditional stable yard with a stable block and groom's cottage in need of renovation with four enclosures of grassland extending in all to 9.78 acres (or thereabouts) in the Dover Beck Valley between Nottingham and Southwell.

Old Mill House is a fascinating property dating from The Georgian period (1750) later extended by 'the Victorians' and subsequently restored to a commendable standard by the current owners.

## LOWDHAM

Lowdham is a thriving village offering a useful range of amenities, with several village shops including a Co-op supermarket, a Post Office, an excellent bookshop, a pharmacy and the Jubilee Park Medical Centre.

In turn, Lowdham has an excellent primary school, rated Outstanding by Ofsted, with football, cricket and tennis clubs, several village inns and direct road - rail access along the Trent Valley into Nottingham centre.

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



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES





## GROUND FLOOR

### Entrance Hall

A traditional panelled period main entrance door opening from the flagged south terrace enters into a central reception hall which is an immediate indication of the calibre of the house giving access into all principal rooms. A stunning handcrafted returning oak staircase rises through a half stage landing to the main upper landing, before continuing to the second floor. Central heating radiator.

### Main Sitting Room

5.45m x 4.15m (17'9" x 13'6")

A first class main reception room having a period stone fire surround with inset cast iron fire grate on a natural slate hearth. Large period sash window and full height casement door opening to south terrace and garden. Central heating radiator. Service door into the breakfast room.

### Evening Sitting Room

4.35m x 4.15m (14'3" x 13'6")

A smaller evening sitting room with a period design timber fire surround having an arched cast iron grate, Fitted book shelving. Central heating radiator. Private aspect to the south terrace and garden.

### Dining Room

7.05m x 4.05m (23'0" x 13'3")

A large classical dining room having two period sash windows overlooking the south terrace and garden, and two smaller gable end east windows.

Period design stone fireplace with cast iron grate on a veined hearth stone. One principal and one secondary central heating radiators. Natural oak strip flooring and extensive wall lighting.





## GROUND FLOOR CONT...

### **Large Practical Kitchen** 9.50m x 3.15m (31'3" x 10'3")

A large kitchen which by virtue of its proportions is a practical "easy to work" kitchen which has been planned, manufactured and fitted to a high standard, with the focal point of an Alpha range which serves as both a double oven cooker with hotplates and a central heating boiler. Extensive range of substantial handmade English Oak base storage units with black granite work surfaces along each side of the room, with high level wall units, a NEFF electric oven, a dishwasher and a large Fisher and Paykel refrigerator in an American Oak housing with full height pantry cupboards. Private outlook across the lawned grounds accessed by a personnel door from the kitchen.

### **Breakfast Room – Conservatory**

6.45m x 4.75m (21'0" x 15'6") *maximum dimensions*

An appealing room planned as effectively an extension to the kitchen having a rectangular timber framed glazed section with double doors opening into the garden. Freestanding cylindrical 'Westfire' wood burning stove. Internal door to the main sitting room.

### **Utility Room**

A large utility room having a fixed range of base storage units with recessed/plumbing for domestic appliances and an extensive work surface area with stainless-steel sink. High level shelving and traditional clothes drying rack. Central heating radiator.

### **Boot Room**

A practical secondary entrance area with ample space for cloaks and boots. Central heating radiator. Separate gardeners WC with cantilevered wash basin.

### **SPECIAL NOTE**

Please note that the kitchen area, the breakfast room – garden room and the utility room have been finished in uniform high grade floor tiling.











## FIRST FLOOR

### Upper Landing Area

A two stage landing with superb, handcrafted period oak balustrade and a large South facing sliding sash window throwing ample natural lighting across the staircase. Central heating radiator.

### Bedroom One

7.15m x 4.05m (23'6" x 13'3")

A large main bedroom having a private southerly outlook across the Dover Beck and surrounding grounds. Appealing natural lighting from two large period sash windows and two smaller gable end casements windows. Two central heating radiators.

### En Suite Bathroom

#### Dressing Room

Central heating radiator. Large wardrobe store and separate cylinder cupboard with high level linen shelving.

#### Bathroom Area

A large bathroom with contoured panelled bath having integral shower equipment. Large period design vanity unit with oval basin and oak framed wall mirror. Contemporary curved walk-in shower with a pressurised Matki shower unit and extensive high grade wall tiling. Chromium heated towel rail (central heating system). Central heating radiator and recessed ceiling downlighting.



### Bedroom Two

4.35m x 4.20m (14'3" x 13'9")

Aspect over Dover Beck. Sliding sash window. Central heating radiator. High level spotlighting.

### Bedroom Three

5.50m x 4.30m (18'0" x 14'0")

Another superb bedroom with high level spotlighting. Two period design sliding sash windows. Central heating radiator.





## FIRST FLOOR CONTINUED .....

### **Bedroom Four** 4.10m x 3.15m (13'6" x 10'3")

Aspect over private grounds. Central heating radiator. One sash window and one gable end window.

### **House Bathroom**

Traditional pressed steel with ceramic tiled surround. Separate large shower cubicle with Aqualisa shower head. Large vanity unit with low level cupboard/drawer storage. High grade porcelain top with central oval basin and WC. Central heating radiator.

### **Separate Toilette**

Contemporary low-level WC and cantilevered wash basin. Central heating radiator.

### **Second Staircase**

From the inner landing there is a secondary staircase leading down to the kitchen and utility room.

## SECOND FLOOR

Accessed by means of a continuation of the handcrafted oak staircase rising from first floor landing.

### **Bedroom Five** 7.20m x 4.05m (23'6" x 13'3")

Very good natural lighting, from two sliding sash windows, one gable end window and a roof light. Exposed period pitch pine cross beaming.

### **Bedroom Six** 5.45m x 4.15m (17'9" x 13'6")

One main window and one gable end window. Central heating radiator. Walk in clothes lobby.

### **Bathroom**

A large second floor bathroom having a contoured panelled bath with pivotal shower screen and an Aqualisa shower head. Contemporary vanity unit with curved inset ceramic basin with fixed mirror/lighting and shaver point. Conservation rooflight. Central heating radiator.







## GARDENS AND GROUNDS

The Old Mill House is set in extensive private gardens and grounds which including the extensive grass paddocks extends in total to 9.78 acres (or thereabouts) through which flows The Dover Beck, a freshwater trout stream which after passing through four consecutive historic mill properties on its journey from Oxton, outflowing into the River Trent to the east of Caythorpe.

## THE BUILDINGS

### Mill Barn

41.00 x 25.00 Internal Floor Space  
A stone-built period barn forming the western boundary of the grounds to Old Mill House and considered suitable for a range of uses - subject to planning considerations.

### Large Garage

26.00" x 9.00" Internal Dimensions

### Mill Cottage

A conversion of an original outbuilding into a single-storey two bedroomed cottage in need of renovation.

### Stable Block

85.00' x 18.00' Overall external footprint.  
A range of brick and pantile traditional stables forming the western boundary of the stable yard and providing loose box stables, an open fronted hay store and tack room in linear formation.

### Farm Workshop

24.00 x 19'3" Internal Floor Space

### Grassland

The grassland which is managed as permanent pasture in four enclosures three of which border to The Dover Beck, with the fourth "home paddock" forming the northern boundary of the property, having a gated equestrian access on to Gonalston Lane and excellent "riding out" country.







## LISTING:

### OLD MILL HOUSE, EPPERSTONE BY PASS

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1045541
Date first listed:	11-Aug-1961
List Entry Name:	OLD MILL HOUSE
County:	Nottinghamshire
District:	Newark and Sherwood (District Authority)
Parish:	Epperstone.

National Grid Reference: SK 66030 47619

## SPECIAL NOTES

### The Paper Mill

Please note that the properties shaded blue on the sale plan, being The Paper Mill and are excluded from the sale having been sold off by the current owners in September 2003. It will be evident when viewing Old Mill House, the property is currently being offered for sale through Savills Nottingham and could be acquired by separate negotiation.

### Flooding

Old Mill House is situated in the flood plain of the Dover Beck Valley and in considering the purchase of the property it should be noted that periodically, certain areas are prone to short term flooding, following excessive rainfall in the surrounding area.

Please note that the property has been in the ownership of the same family for over seventy years and the Sellers are prepared to confirm that over that period there has been no ingress of waters into Old Mill House.





## GENERAL INFORMATION & FLOORPLANS

*FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE*

### SERVICES

Mains water and mains electricity are connected to the property.

Oil fired central heating from the Alpha Combination Range.

Private septic tank drainage. BT telephone connection.

*Please note that none of the mains service connections, appliance installations or the actual appliances have been tested by the selling agents and therefore no warranties are given or implied.*

### LOCAL AUTHORITY

#### *Council Tax Assessment - 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)

01636 650 000

### RIGHTS OF WAY

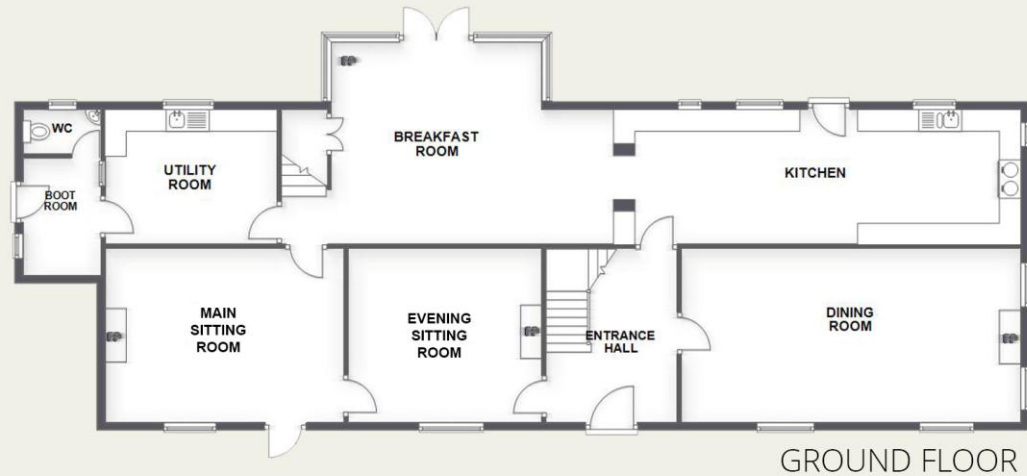
Please note that a Public Right of Way through the stable yard has been identified as being a section of the Nottinghamshire County Council Lowdham Footpath No14. Further details can be supplied on request.

### VIEWING ARRANGEMENTS

If you are interested in The Old Mill House and would like to arrange a viewing, please contact us on 01636 815544

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

Please note that viewing will be arranged strictly by appointment through the Selling agents.

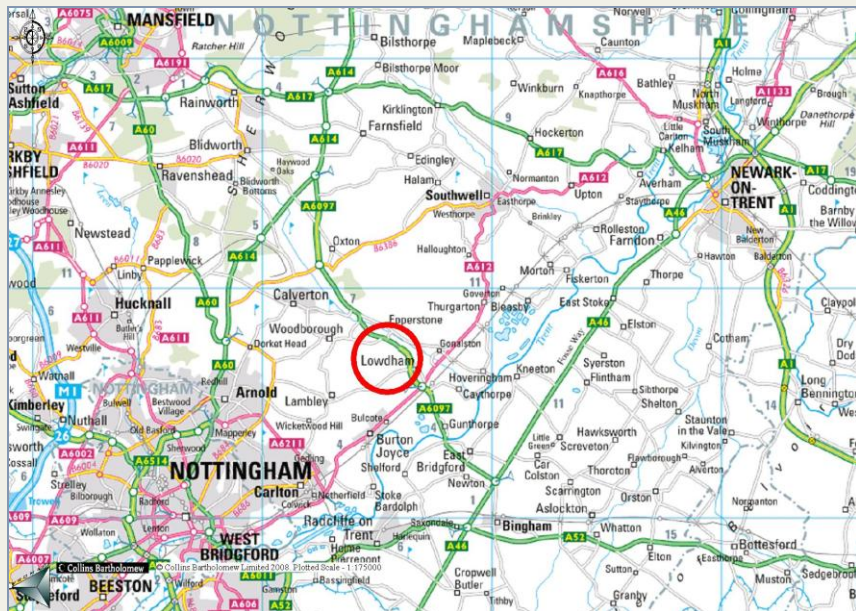




## MAPS & ENERGY PERFORMANCE RATINGS

### REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

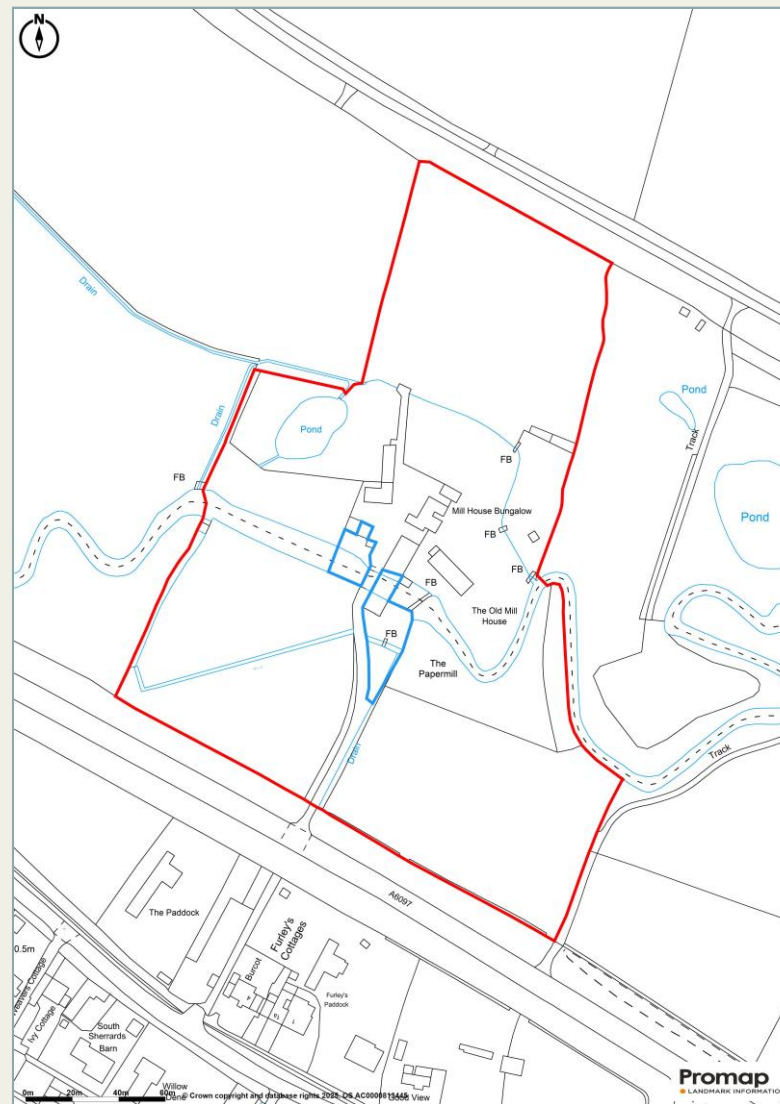


### Conditions of Sale

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

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874





SMITH & PARTNERS  
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL  
NOTTINGHAMSHIRE NG25 0HE

**01636 815544**

[sales@smithandpartners.co.uk](mailto:sales@smithandpartners.co.uk)



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

