

THE DOWER HOUSE

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Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

THE DOWER HOUSE

A fine and substantial Grade II-listed village house, The Dower House is one of those rare homes that feel both impressive and inviting. Tucked away behind its walled garden, it offers a wonderfully atmospheric period setting with all the ease and comfort of a modern family home – the sort of place made for easy, everyday living, indulgent long weekends, house parties, and Christmases festivities on a grand scale.

Believed to have medieval origins, with handsome Georgian and Regency additions enhancing its Gothic-influenced grandeur, The Dower House is a distinguished country residence in a surprisingly accessible, yet delightfully private, position. Set slightly above the village, it enjoys sweeping views over open countryside, the neighbouring St Mary's church and the River Trent, and makes a striking contribution to the historic street scene along Church Lane.

The main house is arranged over three floors with useful cellarage, and the layout has been planned to work beautifully for both relaxed day-to-day life and generous entertaining. At its heart is a welcoming reception hall leading to four elegant reception rooms, a superb kitchen/breakfast room made for gathering, a laundry, a cloakroom, and a large workshop. Upstairs, the principal bedroom has its own ensuite and dressing room, with six further bedrooms, three bathrooms, a study, and a cinema/media room – ample space for family, friends, guests, or staff, and scope to create a self-contained annexe if desired.

Constructed of locally sourced red brick beneath hipped and gabled slate and pantile roofs, the house presents a classic Regency façade. The original, heavily panelled front door remains the focal point, set beneath a bracketed hood within a finely detailed ashlar doorcase. Ashlar mouldings enrich the south-facing elevation – windows, sills, architraves, and banding – giving the property a quietly confident, "proper country house" presence.





Inside, the period fabric has been carefully preserved and celebrated, with modern comforts introduced in a way that feels entirely in keeping. The Drawing Room and Dining Room retain their original Venetian marble fireplaces, one of which is still complete with a working bellpull. The Dining Room's hand-painted, gilded ceiling creates a dramatic focal point and a nod to the house's glamorous past. Light pours into the principal reception rooms through triple casement sash windows and Victorian leaded French doors, creating bright, uplifting spaces by day that become wonderfully atmospheric in the evening.

A comprehensive design-led refurbishment by House of Hildyard has brought the interiors to an exceptionally high standard. A new bespoke kitchen, an elegant staircase, a cinema room, a dressing room, and a laundry have all been added, and the bathrooms fully refurbished – always working with the property's original aesthetic rather than against it. The result is a house where historic detailing and contemporary convenience sit in perfect harmony: easy to live in, a pleasure to entertain in, and endlessly charming to spend time in.

The rear gardens are very much an extension of the living space. A broad terrace runs along the back of the house – ideal for summer lunches and evening drinks – stepping down to a level lawn (which doubles as a historic tennis court) framed by mature hedging and beautifully stocked, flower-filled borders. For leisure and entertaining, there is an elevated heated swimming pool with a plant and changing room, an outdoor kitchen for long suppers under the stars, an outdoor gym building, and an outdoor cinema – spaces that lend themselves equally to lazy family afternoons or lively gatherings with friends.

Within the grounds, which extend to c0.56 Acres, a productive apple orchard sits alongside more formal planting. Part of the garden is enclosed by a magnificent Grade II listed 10-foot brick wall with ashlar balustrades and coping, creating a sense of seclusion that feels both romantic and reassuringly secure. Two garden gates offer direct access to the Church and to Ferry Lane, quietly connecting the house to the village while preserving its sense of being a private retreat.

The approach to The Dower House sets the tone. Ornate cast iron gates, set between panelled ashlar piers with plinths, cornices and pyramidal caps, open onto brick and cast-iron boundary walls and a drive that gently reveals the house and gardens beyond – a fitting introduction to a home of rarity and provenance, beautifully reimagined for modern country living.

The present owners have enjoyed many happy years here since purchasing in 2011, carefully nurturing and renovating the property, and are, in truth, rather reluctant sellers as they move on to pastures new.

In our view, The Dower House is something quite special: an elegant, grown-up village house with real personality, superb entertaining spaces, and a wonderful sense of occasion. It deserves the attention of the serious country property buyer looking for a house to enjoy, take pride in, and to call home for many years to come.

CARLTON ON TRENT

Carlton-on-Trent is an attractive, small village set amid open farming countryside to the east of the A1, approximately eight miles north of Newark-on-Trent. It combines unspoilt rural surroundings with excellent connectivity, enjoying easy access to the bustling market towns of Retford and Worksop and serving as a highly convenient base for regional commuting and travel further afield, including direct routes to London.

Nearby Newark-on-Trent offers a broader range of amenities, including an excellent selection of shops, cafes, and restaurants, as well as professional services, leisure facilities, a sports centre, and a marina on the River Trent.

The area is particularly well served for schooling. Within easy reach are three well-regarded preparatory schools – Wellow House, Highfields and Ranby House – along with a choice of village primary schools, including those at Muskham, Sutton-on-Trent, Caunton and Norwell. For older pupils, Worksop College provides a strong independent option, while Tuxford Academy and The Kings School are also highly regarded.

From Newark, there is straightforward access to the A1 national road network, as well as a fast East Coast Main Line rail service from Northgate station into London King's Cross, with a typical journey time of around 80–85 minutes – making Carlton-on-Trent an appealing choice for those seeking country living with easy links to the capital.

PRICE GUIDE £1,250,000





GROUND FLOOR

Fine Central Entrance Hall

An immediate indication of the authentic period elegance that lies behind the classical façade of this exquisite country house. A striking flagstone floor runs beneath a lofty corniced ceiling, approached via a fine panelled period entrance door.

An open-plan archway leads through to:

Rear Staircase Hall

Continuing the flagstone flooring from the central hallway, this impressive rear hall is anchored by a fine period staircase rising in two graceful flights to the main first-floor landing, via a generous half-landing with a deep ornamental sash window above, enhanced by striking stained-glass detailing.

Rear Garden Porch

A half-glazed door gives direct access to the sheltered walled gardens beyond – perfect for stepping out with morning coffee or evening drinks. A short, stepped descent from the rear hall leads to:

A stepped access from the rear hall connects to:

Outer Hall/Cloakroom

A practical yet characterful space with two large enclosed, shelved housekeeper's Cupboards and fitted coat pegs – ideal for guests' coats and country kit alike. Central fielded door leading to:

Separate WC

Fitted with a low-flush WC and pedestal wash-hand basin, with an additional shelved housekeeper's cupboard and original fitted coat pegs. Sash window overlooking the walled garden elevation.

Elegant Drawing Room 5.85m x 5.10m (19'3" x 16'9")

A splendid principal reception room, perfect for both formal entertaining and relaxed evenings, with beautiful views across the walled gardens to the apple orchard. The room is crowned by a high ceiling with ornate cornicing and a decorative frieze with classic egg-and-dart detailing. Tall French doors with an exquisite Victorian fanlight above open onto a set of steps leading directly to the garden, creating a wonderful flow for summer parties. A fine period fireplace features a fitted cast-iron wood burner, flanked by fielded-panelled doors with decorative surrounds, creating a striking focal point. Exposed tongue-and-groove flooring completes the room's refined yet welcoming ambience.



Stunning Formal Dining Room

6.20m x 4.90m (20'3" x 16'0")

maximum dimensions

A magnificent formal dining and entertaining space with a sophisticated Chinoiserie decorative scheme, centred on a fine Venetian marble open fireplace and a remarkable ornamental ceiling with gold leaf and hand-painted floral detailing. The tall, high-shuttered sash window to the front aspect and polished wide-plank timber flooring create an elegant yet inviting setting for convivial dinners and celebrations.

Superb Family Room

6.20m x 4.85m (20'3" x 15'9")

maximum dimensions

A wonderfully atmospheric family reception room – equally suited to cosy evenings by the fire or relaxed entertaining. Features include a Venetian marble fireplace, flanked by original cupboards, fielded-panel doors on both sides, and an original floor-to-ceiling shuttered triple casement sash window. A fitted cast-iron multifuel stove, a fretwork radiator enclosure, and a high corniced, box-panelled ceiling combine with polished plank flooring to create a warm and characterful living space.

Access from the family room and outer hall to:



Access from the family room and outer hall to:

Bespoke Handcrafted Country Dining Kitchen 9.20m x 3.80m (30'3" x 12'6")

One of the signature spaces of this exceptional home: a superb bespoke country kitchen, beautifully crafted and designed with entertaining very much in mind. An extensive range of in-frame Shaker-style cabinets, a matching dresser unit, and a substantial central culinary island/breakfast bar with chrome accents are finished with polished quartz worktops, providing generous preparation and serving space. Contrasting navy and white painted cabinetry lends a fresh, contemporary edge.

A Shaws double Belfast sink is set beneath a period front-aspect window. Appliances include an integrated Bosch dishwasher, an oil-fired, royal blue, two-oven traditional Aga, an enclosed, shelved walk-in pantry, a Smeg range cooker with a ceramic hob, and a Gorenje extraction canopy above – ideal for both everyday cooking and hosting on a larger scale.

To the rear, a generous breakfast/dining area enjoys a period sash window overlooking the walled garden, creating a charming setting for informal suppers and weekend brunches.

Latched door from the kitchen to:

Secondary Outer Hall

Housing a concealed original period staircase and finished with wide-gauge dark oak flooring, this hall links the kitchen to the ancillary accommodation and the annexe wing.

Laundry/Utility Room

A highly practical yet attractive space with a long quartz worktop, a fitted Belfast sink, and a useful range of base cupboards with shelving above. Plumbing, electrics, and space for two washing machines and a tumble dryer make family life easier. Flagstone floor. A period sash window overlooks the walled garden, with a second, smaller window overlooking the cloistered rear courtyard.

Large Hobby Room/Private Study

4.50m x 4.35m (14'9" x 14'3")

A versatile room, ideal as a hobby space, private study or snug. Access to the front aspect is via a period quarter-panelled door, with light flooding in through the large window. Inside, a period fireplace with a French wood-burner, dark oak timber flooring and a beamed ceiling create a characterful atmosphere. A working Victorian stick-oven, originally used to bake bread for the village, is a charming and rare feature.

Self-Contained Annexe Wing

Accessed from the Secondary Outer Hall, a further range of bedrooms and living accommodation is arranged over two floors and can form an entirely self-contained suite with independent front access via the Hobby Room, if required (see floor plans). Ideal for extended family, guests or live-in staff.

Tertiary Outer Hall and Rear Lobby

An outer lobby area provides direct access to the rear walled garden, making it easy to move between the house and outdoor entertaining spaces. The tertiary hallway features a high-quality two-flight balustraded staircase rising above a flagstone floor to a first-floor landing and to the Large Domestic Workshop.

Large Domestic Workshop

Formerly a smithy and later a garage, this generous space now offers excellent flexibility for general domestic storage or a variety of hobby and workspace uses. The room features an original fireplace, stone washbasins, custom integrated cupboards, a dark oak floor and roof windows – an ideal workshop, studio or teen retreat.



FIRST FLOOR ANNEX WING

Extensive Split-Level Landing

Bedroom Six

4.85m x 4.55m (15'9" x 15'0")

A generous double bedroom with a shuttered sash window to the front, a beamed ceiling and a latched door – a comfortable and characterful guest room.

Cinema Room

4.30m x 2.40m (14'0" x 7'9")

A mirrored door from Bedroom Six, disguised as part of the bedroom, reveals a private cinema room/teenage den – an ideal retreat for film nights, gaming or quiet relaxation away from the main reception spaces.

Bedroom Seven

5.60m x 4.35m (18'3" x 14'3")

maximum dimensions

A further spacious bedroom with a shuttered sash window to the front elevation, an ornamental period fireplace and a latched door – perfect as a guest suite within the annexe.

Shower Room

Appointed with a large, fully tiled walk-in shower enclosure – ideal for visiting family or long-stay guests.

Rear Bedroom Eight

3.85m x 2.60m (12'6" x 8'6")

A charming rear bedroom with a sash window enjoying views over the garden and a latched door.

Annexe Bathroom

A spacious, well-appointed bathroom with an Old English-style washstand, a high-quality roll-top bath, a ball-and-claw bath, and a low-flush WC. Dark oak flooring, an ornamental period fireplace with an original shelved cupboard to one side, and a sash window overlooking the walled garden create a luxurious, boutique-hotel feel.



THE MAIN HOUSE – FIRST FLOOR

Principle First Floor Landing

Reached via the primary two-flight balustraded period staircase, which rises over a generous half-landing with a deep window enhanced by stained-glass detailing, this landing forms an elegant central spine to the first-floor accommodation.

House Bathroom

Beautifully fitted with a deep roll-top ball-and-claw bath, a period-style pewter mixer tap, a hand shower and an overhead rain shower, together with a large period-inspired washstand and a low-flush WC. Tiled floor. Sash window to the rear walled garden, creating a calm, spa-like atmosphere.

Private Primary Bedroom Suite

Accessed from an inner landing, this indulgent principal suite occupies the rear section of the original main landing and the two principal front bedrooms of The Dower House, now combined to form a magnificent, hotel-style arrangement:

Central Private Inner Landing

With an original and useful built-in shoe storage/general-purpose cupboard – ideal for keeping the suite streamlined and clutter-free.

Bedroom One

5.60m x 4.85m (18'3" x 15'9")

A beautifully proportioned principal bedroom with a deep shuttered sash window, a striking ornamental period fireplace and two built-in double wardrobes to either side. A picture rail and generous ceiling height lend an elegant, restful feel – a perfect retreat.

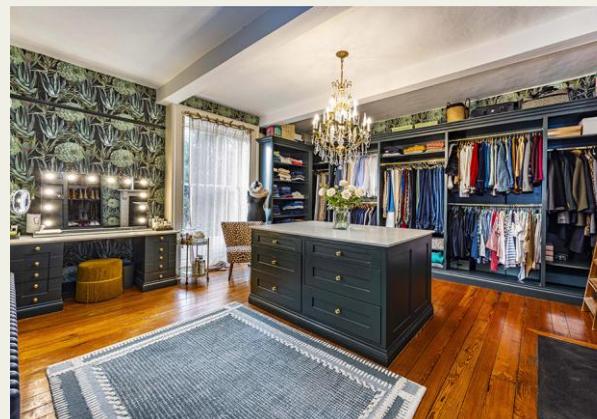
Wonderful Dressing Room (Bedroom Two)

5.60m x 4.90m (18'3" x 16'0")

A superbly bespoke, fitted dressing room, ideal for those who require generous wardrobe storage. Extensive open hanging rails, bespoke shelving for handbags, shoes, and knitwear, a marble-topped central island with drawers beneath, and a matching dressing table create a luxurious, highly organised space. Exposed tongue-and-groove floorboards and an elegant ornamental period fireplace with a marble surround complete the room.

En Suite Shower Room

Luxuriously appointed with a large walk-in shower with a glazed screen, chrome thermostatically controlled fittings and an overhead rain shower, together with a Heritage double cantilevered wash basin – perfect for busy mornings. Shaver points. Shuttered sash window to the front aspect.



THE MAIN HOUSE – SECOND FLOOR

Upper Landing

Period window to the rear-walled garden aspect. Balustraded two-flight staircase with a deep period window above the half-landing. Access to boarded attic space.



Bedroom Three

5.60m x 4.85m (18'3" x 15'9")

A generous double bedroom with an ornamental period fireplace, a sash window to the front elevation, a built-in double wardrobe cupboard and a fielded period door – ideal as a guest room or for an older child's room.



Bedroom Four

5.60m x 4.90m (18'3" x 16'0")

Another spacious bedroom with an ornamental period fireplace, a sash window to the front elevation, a built-in double wardrobe, and a fielded period door.



Upper Fully Tiled Bathroom

Traditional ball-and-claw bath, period-style Old England washstand, corner shower with chrome Aquas rain shower and low-flush WC. Translucent sash window that provides privacy while admitting soft natural light – ideal for guests and family alike.

Front Study/Dressing Room

A flexible additional room with a sash window to the front, ideal as a quiet study, nursery or additional dressing room.

Mezzanine Bedroom Five 6.30m x 4.70m (20'9"x 15'6")

An appealing mezzanine bedroom, accessed via an intermediate level from the main staircase between the first and second floors. With a partially vaulted ceiling and a sash window overlooking the rear garden, this is a particularly charming room for older children or guests, or a studio space.

Attic

An extensive, fully boarded attic with lighting and electrics, accessible via a folding staircase from the Upper Landing. An excellent storage area or potential hobby space. Access to the roof walkway is from the Attic.

WONDERFUL WALLED GARDEN

The enchanting walled garden is one of the most captivating – and sociable – features of The Dower House. In total, the grounds extend to approximately 0.56 acres, with the rear gardens enclosed by the original high brick walls, creating a delightful, sheltered environment and a remarkable degree of privacy for outdoor entertaining.

The principal rear garden comprises expansive level lawns that flow from the rear elevation of the house, framed by deep, well-stocked herbaceous borders and illuminated perimeter gravel paths. These paths lead to an upper orchard garden and a dedicated outdoor kitchen/relaxation area, ideal for hosting family and friends.

Open Barn

A superb vantage point across the gardens and back towards the house, formed by an oak-framed, lean-to, open-sided barn with a flagged floor, outdoor heaters and a power supply. The current owners also use this space with an outdoor projector to create an atmospheric open-air cinema – a magical setting for summer evenings with guests.

Recreation Swimming Pool Courtyard

A raised decked terrace provides access to a heated outdoor swimming pool, creating a wonderfully sheltered recreation space – perfect for family gatherings, children's parties and relaxed weekend entertaining. Adjoining pool room/changing facility and plant room, together with a solar shower.



Rear Terrace

At the rear of the house, a large, wide terrace extends more than forty feet and is flanked by a hedge border, with access to exterior electrics and traditional lantern-style wall lighting. It is lit by the sun until mid-afternoon, offering a welcome shady retreat in the early evening and is ideal for entertaining throughout the year.

Alfresco Terrace – Outdoor Kitchen

Positioned to catch the afternoon sun, this second paved terrace is designed for sociable outdoor cooking and dining. It features an L-shaped red-brick barbecue area with an integrated gas BBQ, a plumbed butler sink and a serving island, all topped with black granite – an ideal setup for effortless summer suppers.

Separate Studio – Gymnasium – Home Office

A versatile detached space with dark wood floors and underfloor heating, perfectly suited as a studio, home gym, office or garden entertaining room – equally comfortable as a quiet retreat or as an overspill space for larger gatherings.

Cloister Courtyard Leading to Hot Tub Area

A charming cloister-style walkway housing a mature fern garden in raised beds leads to a dedicated hot tub area – a wonderfully private spot to unwind.

Front Parking Court

A period gated entrance and walled frontage open onto an extensive gravelled parking court, providing generous standing and turning space for numerous vehicles – ideal for welcoming guests to this distinguished yet warmly inviting country home.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE

BASEMENT



TOTAL AREA: APPROX. 596.6 SQ. METRES (6422.3 SQ. FEET)

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating circulating to radiators. The swimming pool is heated by an air heat pump (further information to be provided by the sellers).

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.

Environmental Considerations

We understand that the property has not flooded within the last five years.

Available Broadband

Basic 15 Mbps / Superfast 80 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

LOCAL AUTHORITY

Council Tax Band G

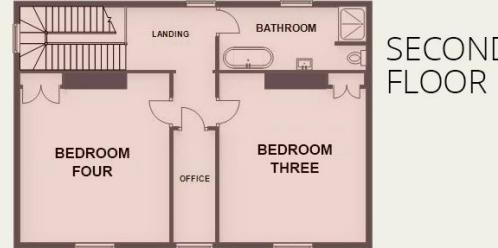
Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent,
Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

TENURE

We understand the property is freehold.

VIEWING ARRANGEMENTS

If you are interested in The Dower House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk



SECOND FLOOR



FIRST FLOOR
ANNEX WING



MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

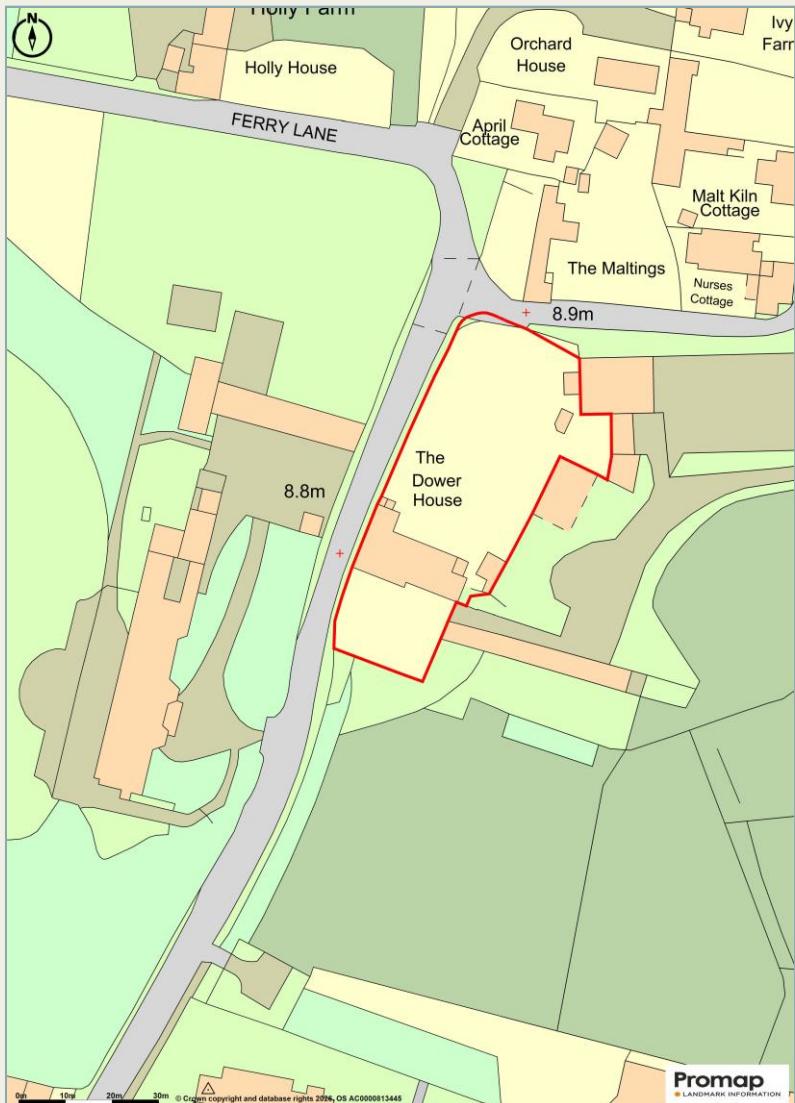


Conditions of Sale

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



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