



**BELVEDERE HOUSE**  
BLAND LANE EPPERSTONE  
NOTTINGHAMSHIRE NG14 6AB

Land & Estate Agents  
Property Consultants



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



## BELVEDERE HOUSE

Belvedere House is a rather special three double bedroom detached country property enjoying a delightful village edge position with far reaching open aspects across the adjacent water meadows which form part of the sale offering a wonderful home in a highly regarded Conservation village; in all 4.60 Acres / 1.86 Hectares or thereabouts.

The property was replumbed and rewired together with a full CAT6 cabling installation approximately 6 years ago at which time new sealed unit double glazed windows were installed, and a 'stripped back to bare wall' renovation and extension scheme, and full replastering programme was completed by the present owners.

Interestingly, the land upon which the property stands has been in the ownership of the present owner's family since 1947 and the house, which was built in 1957, has never been on the open market.

## EPPERSTONE

Epperstone is a highly regarded Conservation village set in attractive countryside between Nottingham and Southwell, accessible to extensive retail amenities in Bingham, Mapperley, Arnold and Netherfield, with the neighbouring larger village of Lowdham offering local amenities, and a direct rail service into Nottingham centre.

The village has a thriving social atmosphere centre around a contemporary village hall with cricket field and tennis courts, plus some appealing countryside walks, a vibrant tea shop and the Cross Keys Inn.

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

From Newark Northgate station there is a fast direct rail link into London Kings Cross in a scheduled journey time of 85 minutes or so.

## SCHEDULE OF DISTANCES

Southwell	8 miles	Nottingham	9 miles
Mansfield	13 miles	Newark on Trent	15 miles
Leicester	34 miles		

PRICE GUIDE: £835,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

## GROUND FLOOR

### Main Front Entrance

#### Oak Framed Canopy Porch

Having a flagstone threshold.

#### Entrance Hall

An immediate indication of the stylish and well-presented interior of this first-class village home.

Striking square balustraded hardwood staircase rising to the first-floor landing gallery above in two flights. Wood grain effect ceramic tiled floor extending through to the connecting cloakroom and living/dining kitchen areas.

#### Cloakroom/WC

Fitted traditional white Burlington suite comprising a washstand cabinet and low flush wc. Small translucent sealed unit double glazed window.

#### Delightful Sitting Room

- *open rural country garden aspect*  
5.75m x 3.90m (18'9" x 12'9")

A delightful well-proportioned dual aspect main reception room with sealed until double glazed French doors opening to a wonderful raised rear elevation flagstone terrace, with lawns and grass meadows beyond.

Open plan square archway to:

#### Second Sitting Room

- *open rural aspect*  
4.20m x 3.00m (13'9" x 9'9")

A relaxing secondary sitting room area - TV room with square arched opening returning to the central hall, creating a stylish, easy internal open plan flow to the living space.

Shuttered replacement sealed unit double glazed picture window to rear aspect.

### Stunning Open Plan Dining - Living Kitchen

#### Central Fitted Kitchen Area

4.90m x 4.25m (16'0" x 14'0")  
*maximum dimensions*

A comprehensively equipped fully fitted traditional kitchen arrangement with an extensive range of cabinets in a pastel tone pebble colour finish, complemented by granite countertops in a main long U-shaped formation and a superb central culinary island with solid wood countertop, and an opposing additional long wall cabinet run. Fitted electric Aga cooking range. Integrated appliances comprising a Bosch dishwasher, CDA larder fridge and a full height freezer, Lamona double oven/grill and four plate ceramic hob. Recessed ceiling lighting. Stainless steel extraction canopy fitted above the hob unit. 1.5 bowl stainless steel Belfast sink unit with chrome mixer tap.

Open plan to:

#### Dining/Living Area

- *delightful country garden rural aspects*  
5.30m x 4.15m (17'3" x 13'6")

Bi-fold French doors to side garden terrace extending round to the main rear sun terrace. Two replacement sealed unit double glazed picture windows. Recessed downlighting.

#### Laundry/Utility Room

Fitted range of cabinets matching the main kitchen installation in an L-shaped formation with granite countertop above. Square single bowl stainless steel sink unit. Doorway connected to:

#### Boot Room - Secondary Entrance

Fitted Vaillant gas fired boiler unit serving domestic hot water and central heating. Useful storage cupboard with hardwood shelf above. Boarded oak secondary entrance door; in practise the main day-to-day entrance point to Belvedere House.



## FIRST FLOOR

### Striking Central Landing Gallery

Alighted from a high grade balustraded two flight staircase across a half landing stage with two shuttered sealed unit double glazed picture windows affording excellent natural lighting.

### Primary Bedroom Suite

A stunning principle bedroom arrangement with far reaching rural aspects to the rear.

Bedroom One 5.30m x 4.05m (17'3" x 13'3")

Three replacement sealed unit double glazed picture windows with delightful rural aspects. Range of built in wardrobes internal shelving with sliding door fronts. Open plan to:

### Dressing Area

Further range of built in wardrobes with sliding door fronts.

### Luxury En Suite Shower Room

Translucent sealed unit double glazed window to front aspect. Large corner shower cubicle, thermostatically controlled chrome shower installation with interior tiling and glass enclosure. Fitted traditional washstand cabinet - wash hand basin with chrome mixer tap and tiled splashback. Low flush wc. Chrome ladder towel rail - radiator.

### Middle Bedroom Two – far reaching rural aspect

4.55m x 3.00m (15'0" x 9'9")

Replacement sealed unit double glazed picture window. Access to roof void.

### Bedroom Three – far reaching rural aspect

5.60m x 4.05m (18'3" x 13'3")

Replacement sealed unit double glazed picture window to front and rear aspects.

### Stunning House Bathroom

Large freestanding round ended bath - adjacent pedestal chrome mixer tap/hand shower. Double corner shower with tiled interior, thermostatically controlled chrome shower installation and a glass screen enclosure, traditional washstand - large wash basin with useful storage cabinets beneath, and a low flush wc. Chrome ladder towel rail. Two sealed unit double glazed translucent windows.



## EXTENSIVE COUNTRY GARDENS AND GRASS MEADOWS

Belvedere House enjoys a wonderful village edge setting bordering to open countryside with far reaching views stretching down to the Dover Beck which forms the boundary of the extensive grounds accompanying the property.

The property is approached from Bland Lane through a five bar gated entrance which opens onto a deep tarmacadam drive - vehicle court, providing extensive car parking and turning space.

**Large Detached Single Garage**  
5.45m x 3.70m (17'9" x 12'0")

**Double Tractor House/Implement Store**  
5.65m x 4.75m (18'6" x 15'6")

A useful workshop building accommodating ground maintenance equipment of a timber framed construction on a concrete base with a pantile roof.

**Lean To Open Log Store**

Note: classified as an agricultural building

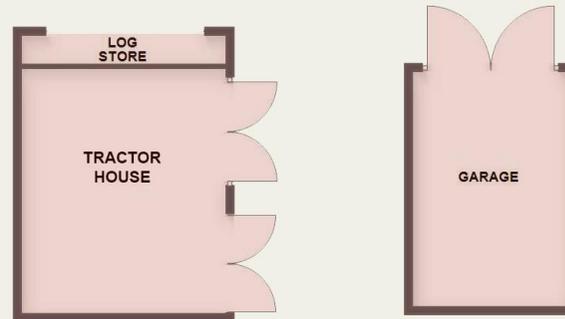
A particular feature of the sale are the low maintenance mainly lawned country gardens opening on to water meadows (subject to periodic seasonal flooding) running down to the Dover Beck.

A topiarised shrubbery border on the western side boundary forms an attractive feature from the vantage point of the expansive south facing flagstone terrace.

**Grass Paddocks/Water Meadows**

Beyond the defined garden area there are well managed grass meadows bounded by mature hedgerows and a lower post and rail western cross-fence ultimately extending down to the Dover Beck in the distance and Park Drain.





### TENURE

We understand the property is freehold.

### VIEWING ARRANGEMENTS

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

## GENERAL INFORMATION & FLOORPLANS

### FLOORPLANS FOR IDENTIFICATION PURPOSES

– NOT TO SCALE

### SERVICES

All main services are connected. Pod Point Solo 3 electric vehicle charging point. Two external water points. Two external power sockets (front and rear).

*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

The grass meadows forming part of the sale can be subject to seasonal flooding and the Sellers will provide further information to interested parties in this regard during normal pre-contract enquiries.

Park Drain is managed by the internal drainage board with a current annual cost of £20.43 per annum; further details will be made available during normal legal inquiries to the purchaser/s.

### Available Broadband

Basic 6 Mbps / Superfast 76 Mbps / Ultrafast 1800 Mbps

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

O2 - ✓ Vodafone - ✓ EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

### Council Tax Band F

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

# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



### ENERGY PERFORMANCE CERTIFICATE RATING - C

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 6336-9129-0500-0126-8292

## 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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