



NORMANTON HOUSE

NORMANTON ON THE WOLDS, NOTTINGHAMSHIRE



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NOTTINGHAMSHIRE

AN IMPORTANT 17TH
AND 18TH CENTURY
GRADE II LISTED HOUSE

Ground floor

Fine hallway opening through to dining room

Sitting room

Drawing room

Morning room

Family room

Kitchen

Orangery

Boot room and utility

First floor

Substantial master suite

4/5 further bedrooms

Three full bathrooms

Extensive second floor with three further bedrooms

Period fireplaces throughout

Wine cellars

Adjoining Stable block and Carriage Hall;

Full office conversion at first floor level

Kitchen

Bathroom and W.C

Stabling, garaging and storage

Mature grounds and gardens

Approx 1 acre





LOCATION

Normanton on the Wolds is a much sought after village lying to the south side of Nottingham and with excellent access into Nottingham city centre (approx 8 miles) which has rail connections to London and the south east.

Trains from Nottingham to London St Pancras approx 102 mins.

The newly dualled A46 lies approx 3 miles to the east providing excellent access to a wide range of regional centres.

The village boasts a number of important period properties including Normanton House which was part of the original Plumtree estate.

Normanton is a largely unspoilt village with a well regarded local public house and other facilities are available in the nearby village of Keyworth.

DESCRIPTION

Normanton house dates originally from the 17th Century and is listed Grade II. It was originally a substantial farmhouse which was enlarged and extended during the 18th and 19th Centuries. It has a glorious 18th Century Queen Anne three storey principal elevation and the south elevation enjoys a fine aspect over the mature private lawned gardens with direct access from the principal drawing room.

The house has been occupied by the same family for many years and now offers a rare opportunity to carry out some improvements to create a glorious long term family property in a highly sought after location.

To the rear of the ground floor is the older part of the property with high beamed ceilings and further generous flexible accommodation. There is a useful personal lift from the ground floor to the rear of the first floor of the main property. To the first floor which has twin staircase access there are five/six bedrooms and three full bathrooms, one being en suite to the master bedroom. The second floor offers again very generous accommodation in need of refurbishment but with enormous potential.

At the rear of the house is the early stable block and carriage house which has been carefully converted at first floor level to provide office accommodation with the added bonus of separate bathroom and small kitchen and has a wide variety of potential uses and offers very generous accommodation. In addition on the ground floor there is the original carriage house used as garaging and a range of stabling and period storage buildings. There is direct access out from the carriage house and stable to Back Lane.

The setting of the house within the centre of this unspoilt village is a particular feature offering a high degree of privacy with private driveway access from Old Melton Road and mature screening trees around much of the boundary. There are generous lawns, deep borders and a southerly aspect from the principal accommodation.



ACCOMMODATION

Ground Floor

Fine entrance door to hallway which opens out to dining room with a marble chimney piece with delph in set tiles, detailed ceiling, built in cabinets, double aspect room with wide side bay windows. Sitting room, a lovely period room with detailed cornice, wide side bay with deep shuttered windows, fitted window seat, low painted panelling and a marble chimney piece. Staircase hall leading to drawing room, the principal reception of the house, again of wonderful proportions with a high ceiling and detailed frieze, walk through sash windows with twin level original shutters. Carved chimney piece set to an open hearth an a delightful aspect across the main gardens.

Morning room, high beamed ceiling, period inglenook with a flagged hearth set to an open grate, access to cellars. Rear hallway/lobby, cloakroom with wash hand basin and W.C. Family room with hardwood flooring, lovely high original beamed ceiling, brick fireplace with a large wood burner, French doors looking out onto and with access to the terrace and gardens beyond. Breakfast kitchen with a tiled floor, range of fitted cupboards, working surface, built in oven and hob, French doors to Orangery with flagstone floor, built in staging and a productive vine. Rear boot room with a quarry tiled floor, secondary dogleg staircase to the first floor, laundry/utility off with a quarry tiled floor, fitted cupboards, working surface and ceramic sink unit. Passenger lift to first floor level.

First Floor

Master bedroom suite overlooking the gardens and of generous proportions with extensive bespoke built in wardrobes and cupboards, lobby with return door to landing and spacious en suite bathroom with ceramic tiled floor, inset wash hand basin, low suite W.C, separate tiled shower enclosure and panelled bath, walk-in linen cupboard with hot water cylinder. Bedroom two with a period chimney piece, fitted wardrobes, double aspect room and bracket wash hand basin. Bedroom three with a raised dog grate, fitted cupboard, double aspect room and a wash hand basin.

Family bathroom with a roll top bath, low suite W.C, pedestal wash hand basin and heated towel rail. Inner landing. Bedroom four with a high beamed ceiling, dog grate and fitted cupboard. Bedroom five with a high ceiling with exposed roof trusses and fitted wardrobes. Rear landing with secondary staircase down to ground floor. Built in sauna. Bathroom three with a panel bath, low suite W.C and wash hand basin. Bedroom six/store with passenger lift down to ground floor level.





Second Floor

Approached by a dogleg staircase to a landing, three generous bedrooms with original fireplaces for refurbishment and renovation with box room and store room. There is ample space to create additional bathroom facilities if required.

Cellar

Useful cellars, two with numbered brick built wine bins, one with gas fired boiler providing central heating and domestic hot water to the principal house.

Outside

Set to the rear of the main house is the carriage hall and stable block which offers accommodation on the ground floor including a log store with a link through to the garden, workshop with side store, tack room with brick fireplace, part timber panelled walls and early saddle racks. Original carriage hall with twin high doors to a large open space used for garaging. Side lobby, three original stable boxes with high timber doors and access directly through to Back Lane.

There are stone steps leading up to the first floor with a spacious landing and a previously renovated and converted space providing very generous accommodation, used for home offices with four generous separate rooms including a kitchenette with oven and hob, fitted cupboards, separate bathroom and W.C and an independent gas fired boiler providing central heating and domestic hot water.

This space has additional further potential subject to any necessary consents.

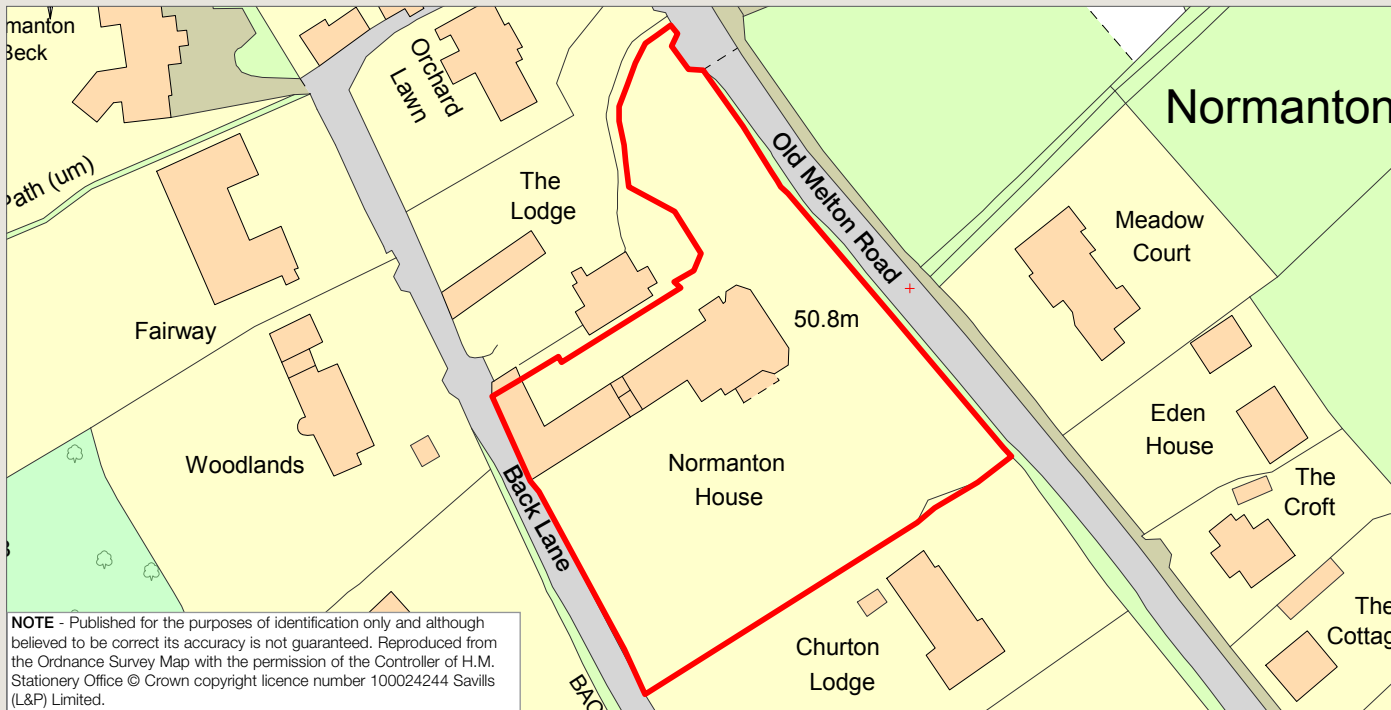
The property has a lovely private tree lined entrance from Old Melton Road leading to a front gravelled courtyard. There is access to the side/rear of the house down to the carriage hall and stable block. The principal gardens lie to the south of the house offering a high degree of privacy with screening tree belt, there are generous lawns and an open veranda leads off the orangery to the south range of the house. There is a paved patio garden with ornamental pond. Generally there is a wide variety of mature shrubs, trees and plants. In all approx 1 acre or thereabouts.

GENERAL INFORMATION

Tenure: Freehold

Services: Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing: Strictly by appointment with Savills.



FLOORPLANS

Main House gross internal area

7,106 sq ft / 660 sq m

Carriage Hall gross internal area

492 sq ft / 46 sq m

Stable Block gross internal area

1,042 sq ft / 97 sq m

Converted First Floor gross internal area

1,693 sq ft / 157 sq m

Total gross internal area

10,333 sq ft / 960 sq m

Quoted Area Excludes 'Passage Between Utility & Stable Block'



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