



Hall Farm Main Street, Kneeton, Nottingham,  
Nottinghamshire, NG13 8JS

Chain Free £1,800,000

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 **RICHARD  
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- A Fine Grade II Listed Georgian Country House
- Farmhouse Kitchen, Pantry and Porch
- Oak Framed Three Car Garage
- Traditional Brick Built Threshing Barn
- Landscaped Gardens and Paddock
- Three Reception Rooms
- Five Double Sized Bedrooms and Nursery
- Self Contained Annex
- Timber Framed Barn and Garaging
- In All 11.06 Acres

A fine, Grade II Listed Georgian country house dated circa 1751 with 19th century alterations and later additions. The house is approached by a long private drive and stands with a group of buildings including a modern Oak framed, three car garage with a self contained flat above, a magnificent 17th century Oak framed barn with stone fenestration, a large traditional threshing barn and a former barn building providing garaging for a number of vehicles. The property stands in beautifully landscaped gardens on rising grounds with far reaching views over the grass paddock and the Trent Valley beyond. In all the property extends to 11.06 acres or thereabouts.

The principal accommodation includes on the ground floor; a reception hall; drawing room; dining room; garden room; farmhouse style kitchen; walk in pantry; cloakroom and rear porch; there is a basement wine cellar and a barrel vaulted cellar. A fine wide and easy staircase leads to the first and second floors with six double sized bedrooms and a nursery. The master bedroom suite incorporates a dressing room and bathroom with steam room and shower.

Renovation to the property over recent years has been extensive. The fine box sash windows have been restored and new Oak framed windows installed in the rear elevations. There is underfloor heating to the garden room, the farmhouse kitchen, the master en suite bathroom and the family bathroom. The radiators, many of them of the Finlock type are a dual wet system and electric with a secondary hot water circulation system.

The Oak framed garage and self contained Annex is a recent construction. The Annex has efficient German designed high tech electric underfloor heating and the building incorporates a gardener's WC and storeroom. The 17th century barn has been re-roofed and there is a separate septic tank drainage system for the flat and a rainwater harvesting system. The house is tastefully decorated throughout.

The village of Kneeton is approached by country lanes via East Bridgford and the A46. Situated approximately 3 miles from Bingham, 12 miles from Nottingham and 8 miles from Newark, where there are fast trains running from Newark Northgate Station to London Kings Cross with journey time of approximately 75 minutes. The village is steeped in character with no less than 10 Grade II Listings.

The house may pre-date the mid 18th century at which time it was gentrified. There are beautiful landscaped gardens surrounding the house with a terrace and recreational area in

the south west corner with a Ha-ha and some of the most wonderful and far reaching unspoilt views in Nottinghamshire.

The property provides the following accommodation:-

## GROUND FLOOR

### ENTRANCE HALL

With panelled entrance door and fine fanlight, Maple floor, Finlock radiator and stairs to the First Floor.

### DRAWING ROOM

14' x 12'7" (4.27m x 3.84m)

With box sash windows and fine window shutters, far reaching views, a brick fireplace and wood burning stove, two Finlock type radiators.

### DINING ROOM

14'9" x 14'2" (4.50m x 4.32m)

With box sash shuttered windows, a panelled dado and Finlock radiator.

### GARDEN ROOM

17'6" x 13'4" (5.33m x 4.06m)

A recent extension to the property with an engineered Oak floor and wet system underfloor heating. Reclaimed Victorian fireplace, brick hearth, windows and French doors.

This room has a stunning cathedral ceiling.

### FARMHOUSE KITCHEN

24'10" x 16'6" (7.57m x 5.03m)

With open fireplace, dog grate, Welsh slate floor with wet system underfloor heating, heavily beamed ceiling, shuttered window. Base cupboards, wall cupboards and Oak working surfaces.

Appliances include a Falcon range which has an induction hob, double oven and built in grill with stainless steel hood. Built in tall cupboard.

### WALK IN PANTRY

With shelving.

### BACK HALL

Oak steps lead to the Wine Cellar and Vaulted Cellar with door leading to the Outdoor Kitchen.

### CLOAKROOM

With high level WC, pedestal basin, Finlock radiator and chrome heated towel rail. Plumbing for a washing machine.

### REAR PORCH

12'3" x 10'2" (3.73m x 3.10m)

With Oak framed windows and a flight of stone steps to the Kitchen.

### BOILER ROOM

With oil fired central heating boiler and Megaflow hot water cylinder.

### FIRST FLOOR

Dog leg staircase with Oak framed double glazed windows.

### LANDING

With Finlock radiator and built in cupboard.

### BEDROOM 1

14'6" x 12'11" (4.42m x 3.94m)

With heavily beamed ceiling, box sash window and casement window.

### EN SUITE BATHROOM

10'7" x 9'6" (3.23m x 2.90m)

With large bath, low suite WC, bidet, twin wash basins, steam room and shower. Chrome heated towel rail, electric underfloor heating with a natural Fossil tiled floor.

### DRESSING ROOM

10'0" x 8'11" (3.05m x 2.74m )

Overall measurements into the door and wardrobe recess. Radiator.

### BEDROOM 2

14'11" x 14'6" (4.55m x 4.42m)

With heavily beamed ceiling, boxed in fireplace, casement and box sash windows, Finlock radiator, door to Lobby and connecting door to the Dressing Room.

### BEDROOM 3

14'11" x 14'7" (4.55m x 4.45m)

With connecting door to the main Landing and Bedroom 1. Victorian floor boards and hob type working fireplace. Two box sash windows.

### SECOND FLOOR

Staircase with box sash window on the half landing.

### LANDING

With Finlock radiator.

Door to Inner Landing

### BEDROOM 4

14'8" x 12'11" (4.47m x 3.94m)

With dual aspect and Finlock radiator.

### BEDROOM 5

9'3" x 7'11" (2.82m x 2.41m)

With built in cupboards, radiator, window in the rear elevation with far reaching views.

### INNER LANDING

With dormer window and Finlock radiator

### BEDROOM 6

15' x 14'8" (4.57m x 4.47m)

With dual aspect and connecting door to a further bedroom or nursery.

### BATHROOM

15'9" x 8'3" (4.80m x 2.51m)

With raised bath designed to take advantage of the far reaching views from the Oak picture window, shower attachment, low suite WC, basin, shower cubicle, chrome heated towel rail, tiled floor and electric underfloor heating.

### NURSERY

11'3" x 9'5" (3.43m x 2.87m)

With radiator, Oak framed window and far reaching views.

### OUTSIDE

The formal gardens surround the property and are quite delightful. There is an amenity area and barbeque.

There is also a vegetable garden, hen run, lawned areas, driveway and ample parking space.

### THE ANNEX

30' x 20' approximately overall (9.14m x 6.10m approximately overall)

A recently constructed oak framed building with larch cladding and a pantiled roof. This incorporates a three car garage, ground floor gardeners WC, garden storeroom and a first floor self contained annex with external stairs and canopy porch.

Contemporary in style and with an efficient German designed high tech electric underfloor heating system, the property provides the following accommodation:

### ANNEX LIVING KITCHEN

19'3" x 16'10" (5.87m x 5.13m)

With wall cupboards, base units, working surfaces incorporating a one and half sink unit, integral dishwasher and washing machine. Integrated electric hob, oven and hood. There is LED lighting throughout and spectacular open views.

### ANNEX BEDROOM

11'5" x 9' (3.48m x 2.74m)

With dormer window enjoying open view, LED lighting and wall fitted bedside lights.

### **ANNEX BATHROOM**

11'5 x 8' (3.48m x 2.44m)

With shower cubicle, low suite WC, vanity unit with mirror and light, heated towel rail and LED lighting.

### **THREE CAR GARAGE**

30' x 20' (9.14m x 6.10m )

Approximately overall. Gardeners WC with heater, wash basin and garden storeroom.

### **TIMBER FRAMED BARN**

45' x 18' (13.72m x 5.49m)

17th century or earlier, re-roofed and Oak framed with early stone fenestration and the original crook posts.

### **THRESHING BARN**

46' x 20' (14.02m x 6.10m)

An original threshing barn, Grade II Listed and constructed with brick elevations under a pantiled roof and a stone floor, date carving 1699. Externally there is a stone tower and retaining wall.

### **STABLE BLOCK**

The three stall stable block is a Grade II Listed building with two loft rooms.

### **GARAGE/WORKSHOP**

43' x 34' (13.11m x 10.36m)

Overall measurements. With power, water and fluorescent lighting. Original old manger and the building is partly re-roofed, part constructed in brick and part portal frame under a corrugated roof. there is a roller shutter door. the building provides excellent garaging for a collection of motor vehicles.

### **OUTDOOR KITCHEN**

### **PADDOCKS**

### **SERVICES**

Mains water and electricity are connected to the property.

There is a septic tank serving the main original house and a new septic tank serving the Annex.

### **TENURE**

The property is freehold.

### **POSSESSION**

Vacant possession will be given on completion.

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **VIEWING**

Strictly by appointment with the selling agents.























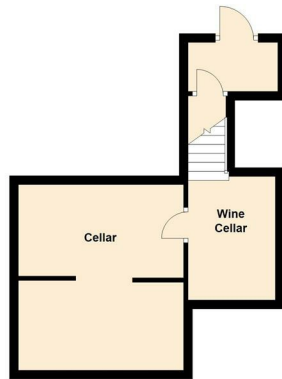








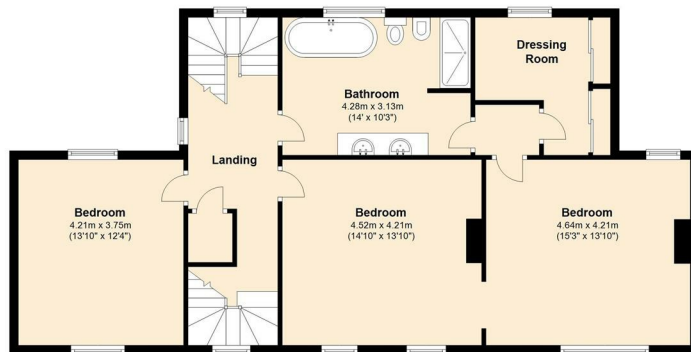
Main House - Basement



Main House - Ground Floor



Main House - First Floor

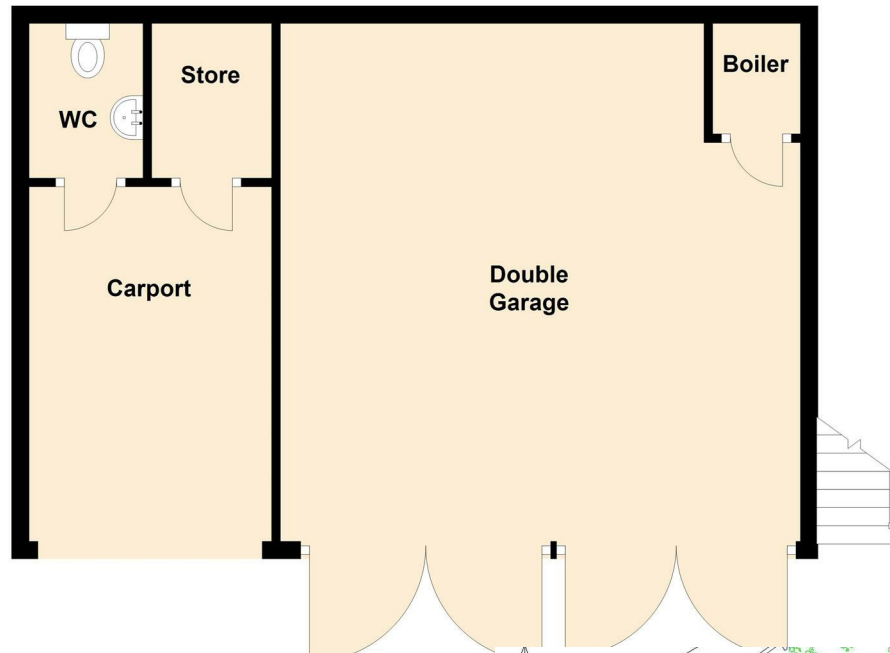


Main House - Second Floor

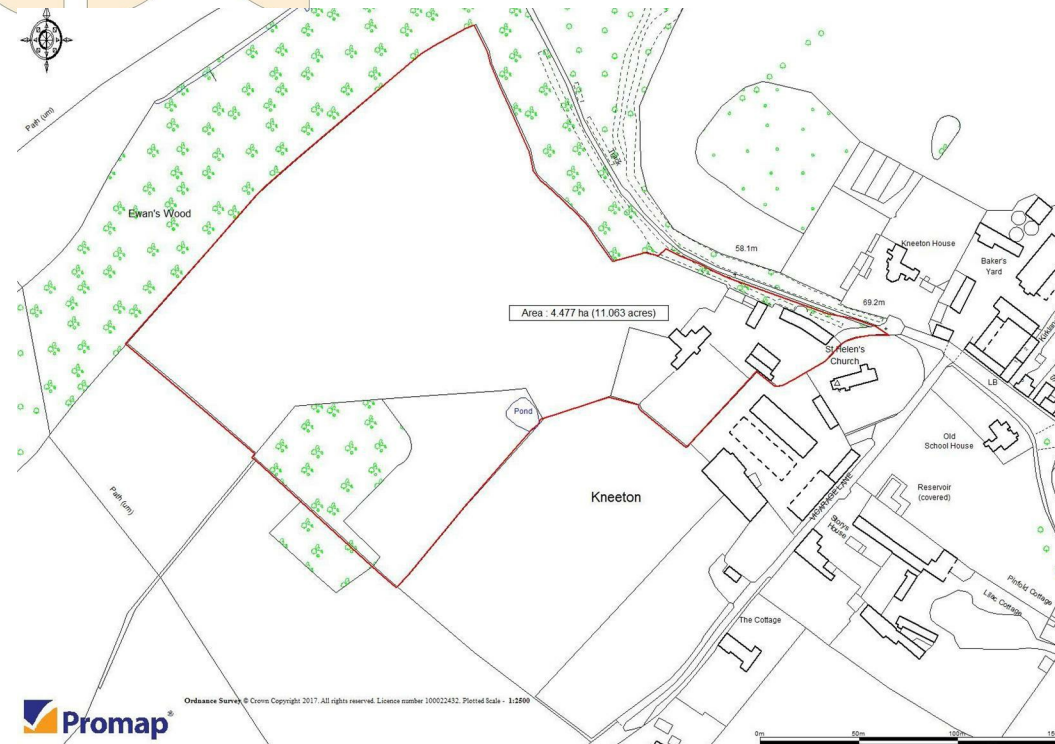
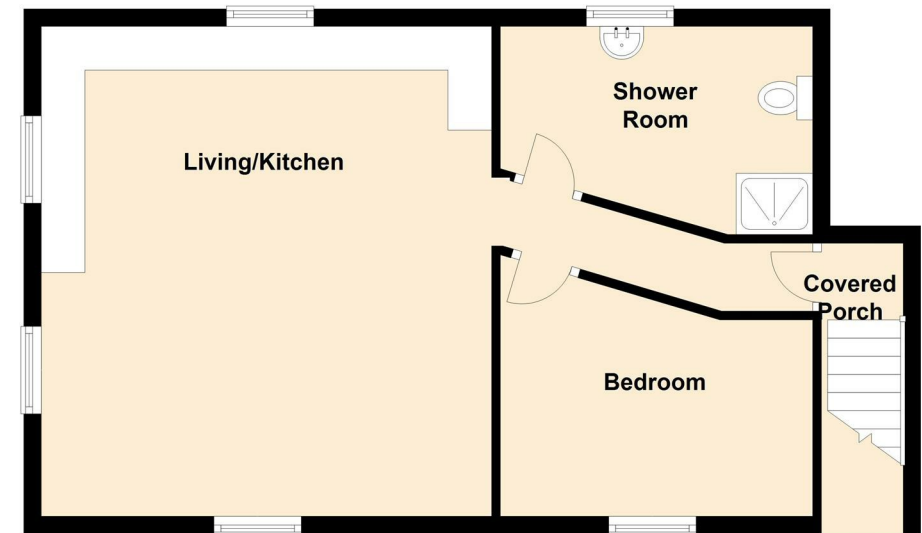




# Annex - Ground Floor



# Annex - First Floor







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**RICS**



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