

Burntstump Hill, NG5 8PQ

DavidJames
the estate agent



£650,000

4 bedrooms

E (53)

Freehold



david-james.com

Viewer's notes

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Sitting Room/Dining Room

This elegant former school of the Seely Estate has been converted to provide a stunning four bedroom family home, tastefully combining original features with contemporary design.

Situated in a hamlet on the edge of Sherwood Forest to the south of Papplewick, Burnstump Lodge is a walker's paradise, whilst being conveniently only seven miles from Nottingham and the M1 Junction 27.



The property is accessed to the front elevation via a feature arched front door into the porch which in turn provides access to the entrance hall. From here internal doors open to the sitting/dining room, breakfast kitchen, bedrooms three and four as well as the ground floor bathroom.

The striking, vaulted sitting/dining room boasts a fantastic open space with the original school Sash windows, exposed brick open fireplace and raised dining area. An antique cast iron



Sitting Room/Dining Room



Front



Sitting Room/Dining Room

- ✓ Detached former school built in 1902
- ✓ Four double bedrooms
- ✓ Stunning sitting/dining room
- ✓ Antique spiral staircase to mezzanine library
- ✓ Family/garden room and conservatory
- ✓ Breakfast kitchen with separate utility
- ✓ Ground floor bathroom and first floor shower area/WC
- ✓ Master bedroom with en-suite and walk-in wardrobe
- ✓ Superb, established 0.75 acre plot
- ✓ In and out gravelled drive and double garage

#homeis

“Spacious living for a couple or family”

“Superb home for entertaining”
“Garden is a joy, continually revealing surprises”



Sitting Room/Dining Room



Breakfast Kitchen

spiral staircase offers access to the airy mezzanine library and further first floor accommodation. An impressive 14'0 window incorporates a door leading to the rear garden. Additional access leads to a cosy family/garden room which also has a Victorian open fireplace.

The breakfast kitchen is generous in size with a full range of fitted base and eye level units with granite effect work surfaces and integrated appliances including a tall fridge, dishwasher, extractor fan and recess for a microwave.

Stamp Duty Rates

| First time purchase | Buying your next home | Additional or buy to let property |
|--|-----------------------|-----------------------------------|
| £22,500.00 | £22,500.00 | £42,000.00 |
| For more information visit http://www.david-james.com/stampduty | | |

Council Tax Band

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The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 08/07/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

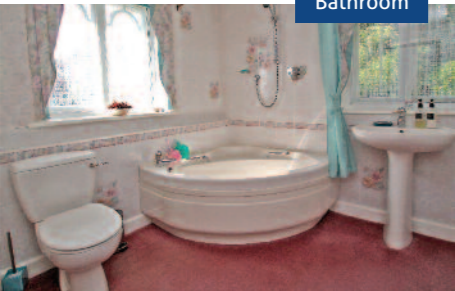
Beyond the kitchen is a separate utility with provision and plumbing for white goods, a range of fitted storage as well as access to the conservatory which enjoys an east facing aspect making it an ideal breakfast room with views over the garden and French doors to the patio.



Front



Mezzanine Library



Bathroom

Burntstump Lodge boasts four good size bedrooms with two bedrooms being situated on the ground floor with bedroom four currently being utilised as a study and both being complemented by a bathroom fitted with a three piece suite including a corner bath.



Sitting Room/Dining Room



Family Room



Bedroom 1



Bedroom 3



Bedroom 2



Bedroom 1 En-suite

Bedrooms one and two are situated on the first floor with the master bedroom suite enjoying a feature arched window to the front elevation as well as a walk-in wardrobe and a modern en-suite shower room fitted with a three piece suite comprising push button WC, washbasin with vanity storage below and a large shower cubicle with power shower. Bedroom two also has a shower room with adjoining WC as well as an east facing balcony accessed via French doors with lovely views across the garden.

The property benefits from an oil fired central heating system as well as an abundance of off street parking provided by an in and out gravelled drive to the front elevation and a double garage with pedestrian access door, power and lighting.

The property sits within a 0.75 acre approximate plot and enjoys beautiful, mature gardens to all sides. The gardens are mainly lawned with a private tree lined aspect and a large patio area, decorative pond, vegetable patch as well as two useful out-buildings with power and lighting.

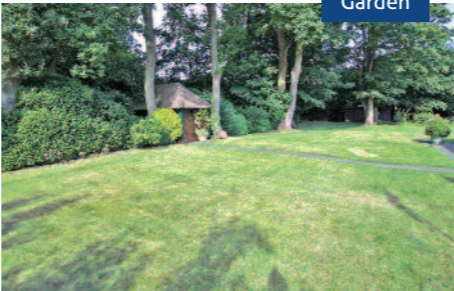
In conclusion, this is an exceptionally well maintained, characterful detached family home which has retained a wealth of its original charm, ideally situated on the edge of Burntstump Country Park and affording easy access to Nottingham and other regional centres and amenities.



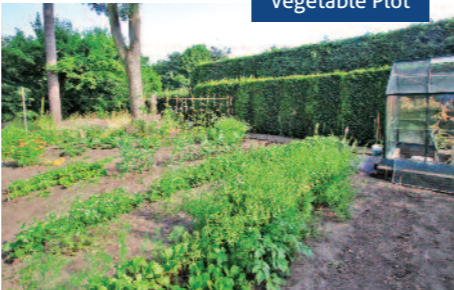
Garden



Rear

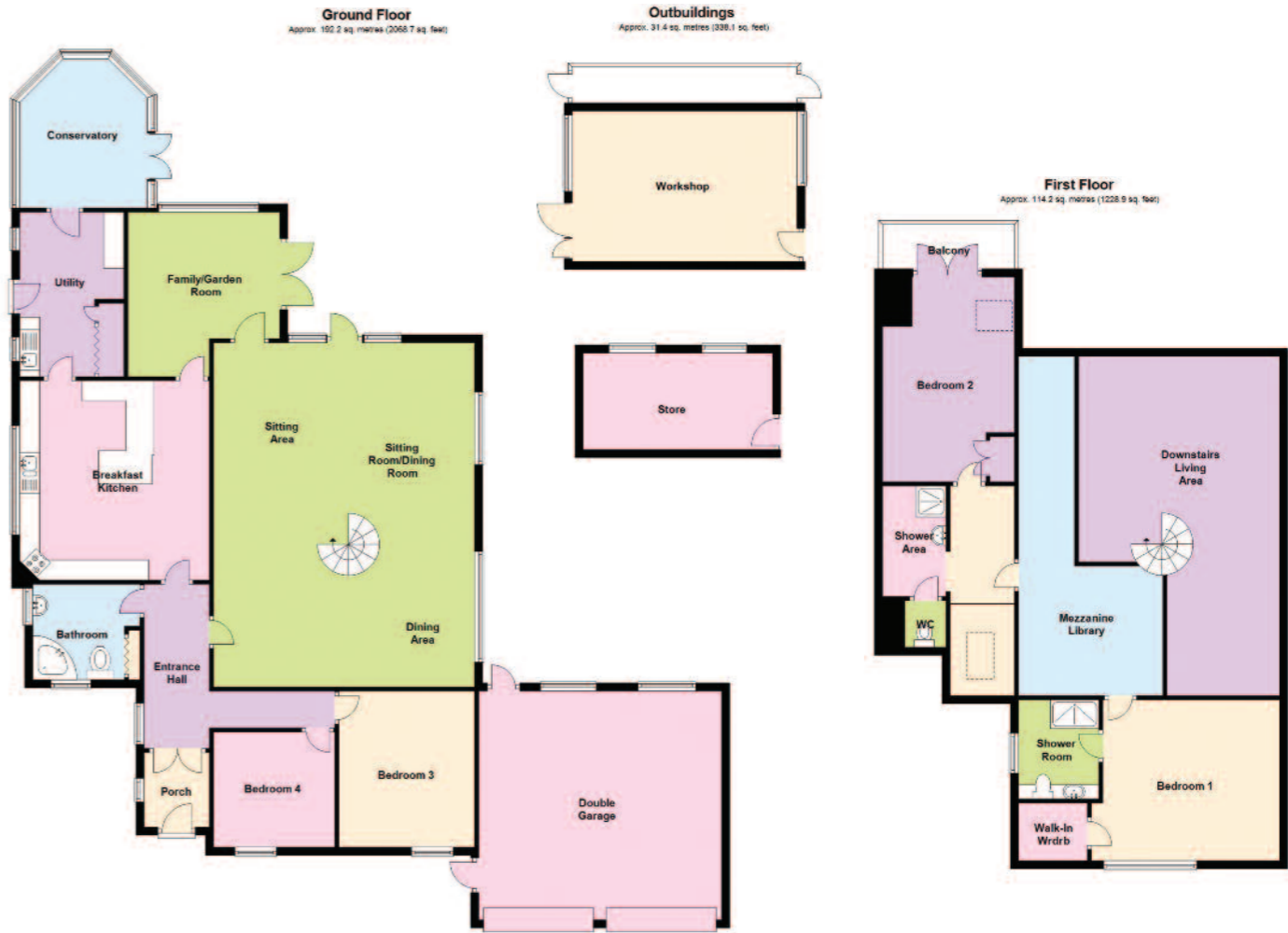


Garden



Vegetable Plot

Property floor plan & measurements



GROUND FLOOR

Porch

1.83m x 1.70m (6'0 x 5'7)

Entrance Hall

4.09m x 1.63m (13'5 x 5'4)

Sitting/Dining Room

8.13m max x 6.58m max (26'8 max x 21'7 max)

Family/Garden Room

4.11m max x 3.78m max (13'6 max x 12'5 max)

Breakfast Kitchen

4.95m x 4.60m (16'3 x 15'1)

Utility

4.06m max x 2.39m max (13'4 max x 7'10 max)

Conservatory

3.20m max x 2.67m max (10'6 max x 8'9 max)

Bedroom Three

3.86m x 3.38m (12'8 x 11'1)

Bathroom/WC

2.74m max x 2.39m max (9'0 max x 7'10 max)

Bedroom Four

3.02m x 2.87m (9'11 x 9'5)

FIRST FLOOR

Mezzanine Library

8.13m max x 2.84m max (26'8 max x 9'4 max)

Bedroom One

4.67m max x 3.96m max (15'4 max x 13'0 max)

En-suite

2.41m x 2.06m (7'11 x 6'9)

Walk-in Wardrobe

1.78m x 1.47m (5'10 x 4'10)

Bedroom Two

5.08m max x 3.28m max (16'8 max x 10'9 max)

Shower Area

2.77m x 1.57m (9'1 x 5'2)

WC

1.40m x 1.14m (4'7 x 3'9)

OUTSIDE

Garage

6.10m x 5.66m (20'0 x 18'7)

Workshop

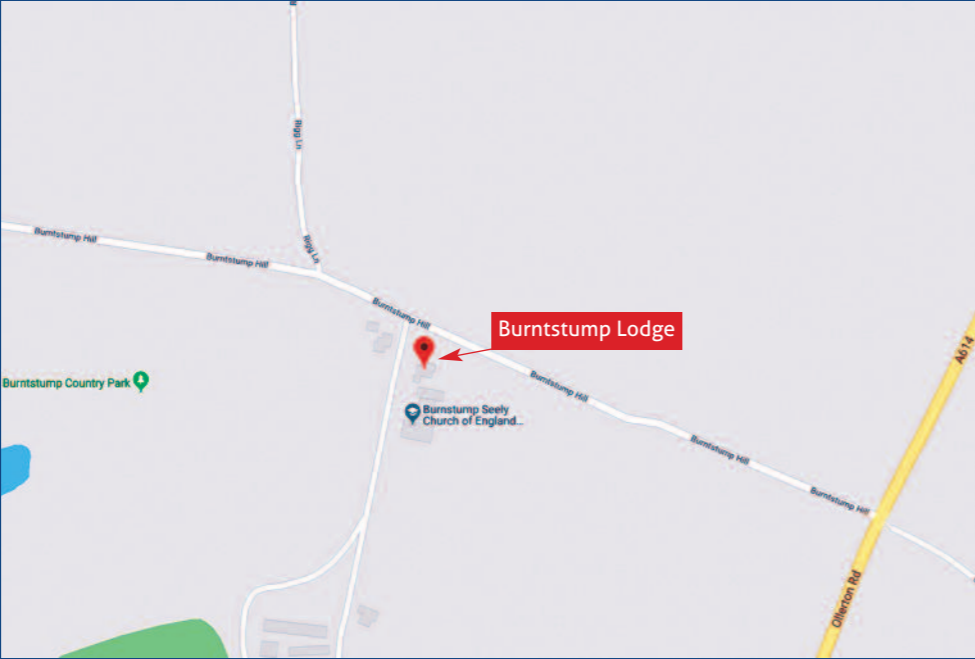
5.92m x 3.78m (19'5 x 12'5)

Store

4.62m x 2.34m (15'2 x 7'8)

How to get there

Proceed north from Arnold along A60 Mansfield Road, at the roundabout take 2nd exit onto A614 Ollerton Road. Continue straight on through the traffic lights and take the first turning on the left onto Burntstump Hill and then left again onto the private road where the property can be found on the left hand side, clearly marked by our 'For Sale' board.



337.8 sq metres
(3635.7 sq feet)

Total
Area
(Approx)

East Facing
Rear Aspect

