



**2 Papplewick Grange, Papplewick,  
Nottingham, Nottinghamshire, NG15 8EZ**

**£599,995**  
Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Individually Built Detached Family Home
- Exceptionally Well Built in 1998
- 3 Reception Rooms + Conservatory
- Circa Quarter of an Acre Landscaped Plot
- Integral Double Garage
- Former Grounds of Papplewick Grange
- 4 Double Bedrooms & 2 Bathrooms
- Breakfast Kitchen & Utility
- West Facing Rear Garden
- Delightful Village Setting

We have the privilege of offering to the market this substantial, double fronted, four bedroom detached family house built to an individual and exceptional standard by our clients in 1998. The property stands in the grounds of the former Papplewick Grange, a large mansion built circa 1780, set well back from Moor road behind stone pillars and wrought iron gates.

Upon entering the gated driveway in front of the house you get an immediate visual impression of the build quality featuring 'Ibstock' Roughdales Birchwood Multi Red brick elevations and stone lintels and sills. Central heating is from a gas fired Vaillant condensing system boiler with individual room thermostat controls for underfloor heating to the ground floor (excluding conservatory), and radiators to the first floor. The windows and doors are hardwood double glazing and, when installed at the time of the house being built came with a 30 year guarantee.

The living accommodation is ideal for growing families and extends to a gross internal floor area in the region of 2,476 sq ft excluding garage, (2,775 sq ft including garage), with four double bedrooms and three principal reception rooms. The ground floor comprises of an initial large storm porch, entrance hall, WC, utility, dual aspect breakfast kitchen, conservatory, study, dining room, and lounge with a magnificent reclaimed brick inglenook fireplace with York stone hearth. The first floor galleried landing leads to four double bedrooms and two bathrooms.

Situated just off Moor Road, Papplewick Grange is a shared private driveway of only five individual detached dwellings, built to a high specification in a wonderful setting. This property occupies a level and enclosed private landscaped plot extending to just over a quarter of an acre behind a walled and gated entrance which extends to the rear of the property. There is a gravel driveway with turning space, and an integral double garage equipped with power and light and a remote controlled electric roller door. There are established and well maintained gardens to the front and rear offering a delightful outside space, featuring lawns, extensive west facing flagstone patio, beautifully appointed stone and brick retaining walls to the rear garden which came from the cellar of the original Papplewick Grange. In addition, there are a comprehensive variety of mature plants, shrubs, and trees throughout the plot.

Overall, we feel this is a rare opportunity to acquire a lovely family home which has been enjoyed by our clients for the last two decades. To arrange a viewing, please call the office.

## PAPPLEWICK GRANGE HISTORY

Near the site of Grange Mill stood Papplewick Grange, a large mansion built for James Robinson and his family around 1780. The house also served as the Company Offices for the cotton spinning firm. The building survived the demolition of the Grange Mills and was occupied by several different tenants during the 19th century. It was finally pulled down in 1932. 'Papplewick Lido', a leisure complex with a swimming pool and social club, was built in the grounds of the Grange. The 'lido' itself was demolished in 1995, and modern houses have now been built on the site.

## STORM PORCH

10'4" x 2'7" (3.16m x 0.80m)

A WIDE OPEN FRONTED STORM PORCH WITH 'DENIS RUABON' TERRACOTTA QUARRY TILED FLOOR AND LIGHT POINT LEADS TO A MAIN ENTRANCE DOOR WITH OBSCURE DOUBLE GLAZED PANELS PROVIDING ACCESS THROUGH TO THE:

## ENTRANCE HALL

11'11" x 11'6" (3.64m x 3.53m)

With Swedish light oak floor, underfloor heating, coving to ceiling and stairs leading to the first floor galleried landing.

## WC

5'1" x 4'2" (1.57m x 1.28m)

Having a two piece white suite by 'Ideal Standard' comprising a WC with enclosed cistern and shelf above. Corner wall mounted wash hand basin with chrome taps and tiled splashbacks. 'Denis Ruabon' terracotta quarry tiled floor, coving to ceiling and double glazed window to the front elevation.

## STUDY

7'11" x 7'9" (2.43m x 2.38m)

With Swedish light oak floor, coving to ceiling and double glazed window to the front elevation.

## DINING ROOM

11'7" x 10'6" (3.54m x 3.21m)

With Swedish light oak floor, underfloor heating, coving to ceiling and double glazed window to the rear elevation.

## LOUNGE

17'5" x 13'5" (5.32m x 4.09m)

A most delightful reception room, having a magnificent inglenook fireplace constructed from reclaimed bricks, with an inset 'Airedale' open basket complete with ash pan and back plate, and large steel canopy chimney hood. There is a substantial York stone hearth and solid oak beam above. Swedish light oak floor, underfloor heating, wall light points, coving to ceiling and double glazed window to the rear elevation.

## BREAKFAST KITCHEN

25'10" x 11'0" (7.89m x 3.37m)

A dual aspect kitchen, fitted in a range of Ash cabinets comprising wall cupboards including display cabinets with under cabinet lighting, base units and drawers with work surfaces over. Inset 1 1/2 bowl stainless steel drainer and mixer tap. Caple Rangemaster cooker with electric oven and five ring gas hob, stainless steel splashback and stainless steel extractor hood above. Space for a fridge/freezer and integrated dishwasher. Lux gold tiled floor, underfloor heating and coving to ceiling. Similarly to the lounge, there is a lovely reclaimed brick fireplace with coal effect gas fire mounted on York stone hearth. Double glazed window to the front elevation and large double doors through to the:

## CONSERVATORY

21'3" x 9'0" (6.50m x 2.76m)

A superb conservatory extension finished in hardwood double glazing with centre French doors leading out on to the west facing rear garden. There is bambo floor and a walled mounted, thermostatically controlled, Myson fan convector heater powered by the gas heating system.

## UTILITY ROOM

16'7" x 5'5" (5.06m x 1.66m)

Having matching Ash cabinets comprising base units, work surfaces and an inset stainless steel sink with drainer and mixer tap, and tiled splashbacks. Wall mounted gas fired Vaillant condensing boiler. Plumbing for a washing machine and space for a tumble dryer. 'Denis Ruabon' terracotta quarry tiled floor and double glazed window and door to the rear elevation leading out onto the rear garden. Personal door to the garage.

## FIRST FLOOR GALLERIED LANDING

23'1" max x 11'10" (7.04m max x 3.63m)

A bright and airy galleried landing, with radiator, coving to ceiling, double glazed window to the front elevation, and airing cupboard housing the pressurised hot water cylinder. There is loft access off the landing which leads to a large loft equipped with power and light.

## MASTER BEDROOM 1

17'5" x 13'4" (5.33m x 4.07m)

A large master bedroom, with ample space for free standing furniture. Radiator, coving to ceiling and double glazed window to the rear elevation.

## EN SUITE BATHROOM

13'3" x 7'11" (4.06m x 2.43m)

The first of two spacious bathrooms, having a traditional five piece suite by 'Ideal Standard' comprising a travertine tiled inset bath with mixer tap and shower handset. Separate shower enclosure. Pedestal wash hand basin. Low flush WC. Bidet with mixer tap. Partial travertine tiled walls, 'Sorrento' tiled floor, radiator, coving to ceiling, and two obscure double glazed windows to the front elevation.

## BEDROOM 2

17'10" x 16'7" (5.44m x 5.06m)

A second large bedroom, with wooden floorboards, two radiators, wall light points, double glazed window to the rear elevation, and velux roof windows to the front elevation.

## BEDROOM 3

11'8" x 10'7" (3.57m x 3.23m)

A third double bedroom, with radiator, coving to ceiling and double glazed window to the rear elevation.

## BEDROOM 4

11'0" x 10'6" (3.36m x 3.22m)

Currently utilised as a study, a fourth double bedroom, with radiator, coving to ceiling and double glazed window to the rear elevation.

## FAMILY BATHROOM

11'2" max x 11'0" (3.42m max x 3.36m)

A spacious family bathroom, having a traditional five piece suite by 'Ashley Renoir' with chrome fittings comprising a tiled inset bath with mixer tap and shower handset. Separate shower enclosure. Pedestal wash hand basin with full width shelf above, and two wall mounted cabinets. Low flush WC. Bidet with mixer tap. Wall tiles in 'Tmarble Carrara Bianco' and 'Tmarble Nero', 'Grespania' floor tiles, coving to ceiling, radiator, chrome towel rail and obscure double glazed window to the front elevation.

## OUTSIDE

The property occupies a wonderful position on a landscaped plot extending to just over a quarter of an acre, set well back from Moor Road behind stone pillars and wrought iron gates leading on to a private drive shared with only four other dwellings on the lane. Number 2 is the first property on the right hand side behind a walled and wrought iron gated entrance leading onto a gravel driveway with turning space. There is an integral double garage equipped with power and light and a remote controlled electric roller door. The front garden is enclosed and private and predominantly laid to lawn with well stocked borders to all sides including directly in front of the house featuring a variety of mature plants, shrubs, and trees. In addition, there is a small pond, stone paved path to the main entrance door, and a gravel pathway extending to the side of the house where there is gated access to the rear of the property. Before reaching the rear garden, a wide side garden space offers a fantastic area for housing sheds and storing bins etc. There is a continuation of the gravel path to the rear garden beneath a pergola, and an extensive paved area. The rear garden is similar to the front, enclosed and private to all sides and includes a walled south boundary. There are four lawned sections and two beautifully appointed stone and brick retaining walled boundaries with inset lighting, together with low level steps which lead to a lower level section of the garden. There is an extensive 'Stonemarket' Mill Flagstones patio directly off the conservatory which extends to the side offering a lovely west facing outdoor entertaining area. There are a comprehensive range of mature planting, shrubs, fruit trees and established trees, and external lighting. Overall, this outside space is a wonderful place to be.

### **INTEGRAL DOUBLE GARAGE**

17'8" x 16'8" (5.41m x 5.09m)

An immaculately kept double garage, with wall mounted Myson fan convector heater. Hot and cold water supply, two fluorescent light points, power points and fitted shelving. There is a remote controlled electric roller door, double glazed window to the side elevation, and personal door through to the utility room.

### **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

### **SERVICES DETAILS**

All mains services are connected.

### **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.































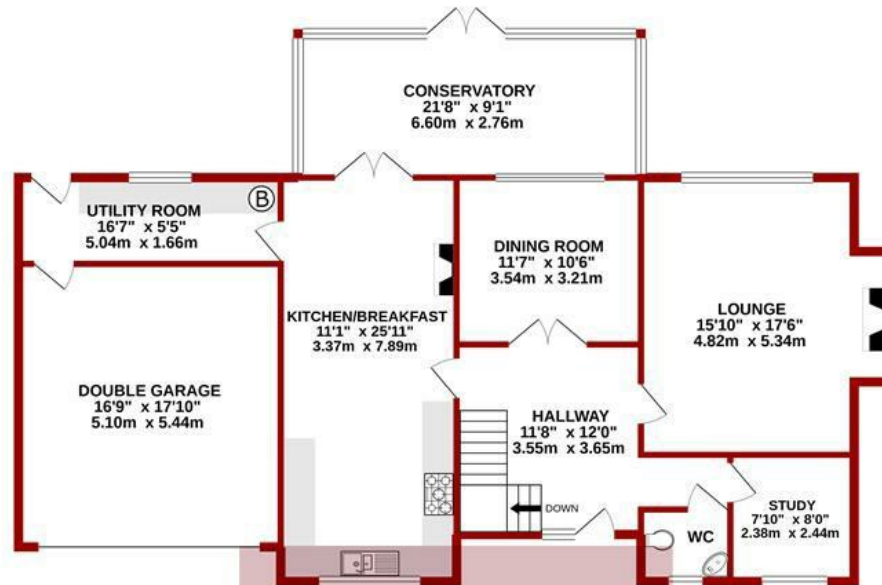








GROUND FLOOR  
1545 sq.ft. (143.5 sq.m.) approx.



**RICHARD & WINSTON PARTNERS**  
1ST FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.

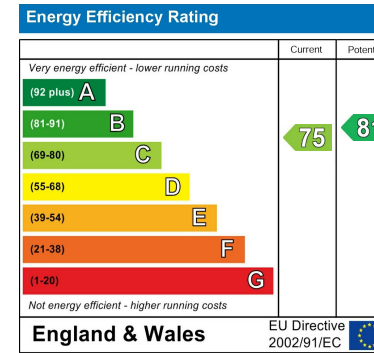


TOTAL FLOOR AREA : 2775 sq.ft. (257.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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