



**Cliff Mill Farm House, Southwell Road,
Lowdham, Nottinghamshire, NG14 7DR**

O.I.R.O £850,000
Tel: 01949 836678

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

We have pleasure in offering to the market this impressive detached former farmhouse which has seen a significant programme of thoughtful renovation, modernisation and development, tastefully finished throughout to a high specification with contemporary fixtures and fittings, modern bathrooms and ensuites, beautifully appointed kitchen, oak internal doors and replacement cottage style double glazed windows, oil fired central heating and re-landscaped gardens.

The property in effect was subject to a back-to-brick programme of renovation creating in effect a new home within a period shell and combining both traditional and modern elements.

This superb home offers a versatile level of accommodation with potentially up to eight bedrooms, six bath/shower rooms, five main reception areas including an open plan living/dining kitchen which will undoubtedly become the hub of the home.

The accommodation not only includes the main farm house and attached study room but also encompasses a superb suite of three annexe rooms all with ensuite facilities, which would be perfect for extended families with dependent relatives, teenage rooms, home offices or alternatively as they have been utilised in the past, as bed and breakfast facilities for additional income.

The property occupies a landscaped plot offering a considerable level of off road parking with brick built garage and private walled courtyard garden which has been designed for low maintenance and linking back into the main reception areas.

In addition the property is well placed for commuting lying on the outskirts of this well served village with excellent road, rail and bus links, making this a perfect family home.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

Lowdham is a popular village located between Nottingham and Southwell with excellent facilities including schools,

shops, public houses and thriving village community. There is a railway station and excellent road links via the A6097 to the A46 and A52 providing quick access to the A1 and M1 as well as frequent buses to Nottingham 10 miles away.

A WOODGRAIN EFFECT DOOR LEADS THROUGH INTO:

ENTRANCE HALL

16'2 x 8'2 (4.93m x 2.49m)



Having spindle balustrade turning staircase with useful alcove beneath, oak strip wood flooring, central heating radiator behind feature cover, inset downlighters to the ceiling and door to:

CLOAKROOM

4'3 x 3'0 (1.30m x 0.91m)

Having close coupled wc, wall mounted wash basin, central heating radiator, inset downlighters and extractor to the ceiling.

SNUG

15'7 x 10'8 (4.75m x 3.25m)



A versatile reception having chimney breast with fireplace, stone mantle and flagstone hearth, solid fuel stove, continuation of the oak flooring, central heating radiator, inset downlighters to the ceiling and double glazed window to the front.

FAMILY ROOM

14'11 x 11'10 (4.55m x 3.61m)



A further versatile reception having chimney breast with feature surround and granite hearth, continuation of the oak flooring and double glazed window to the front.

DINING ROOM

36'0 x 10'10 (10.97m x 3.30m)



A stunning reception flooded with light benefitting from windows to four elevations and having part vaulted addition to the side with pitched ceiling and inset downlighters, double glazed windows and French doors out into the enclosed courtyard garden. Oak flooring, deep skirting, two central heating radiators and open doorway leading through into:

LIVING KITCHEN

30'8 max x 15'5 (9.35m max x 4.70m)



A superb well thought out space flooded with light

benefitting from windows to three elevations including two pairs of double glazed French doors, one leading out into a courtyard area at the front and additional French doors leading from the kitchen area into the enclosed garden at the rear.



The kitchen is appointed with a generous range of units, complementing island unit with integral granite breakfast bar with square bowl sink and articulated mixer tap, pop-up electric points and Bosch induction hob with extractor hood over. Integrated appliances include twin Bosch double ovens, Bosch microwave with warming drawer beneath, integrated dishwasher and washing machine, wine cooler, fridge and freezer, additional under mounted sink unit, polished tiled floor, inset downlighters to the ceiling.



The kitchen is open plan to an everyday living space having chimney breast with quarry tiled hearth and inset stove, currently set up as a feature electric fire but can be converted to multi-fuel, inset downlighters to the ceiling, continuation of the tiled floor, two central heating radiators and double glazed windows to the front and rear elevations.



From the kitchen area a door gives access through into:

REAR ENTRANCE HALL

6'7 x 8'0 (2.01m x 2.44m)

Having aluminium double glazed exterior door and

sidelight leading into the rear garden, tiled floor, inset downlighters to the ceiling, open doorway leading through into:

STUDY

15'5 x 10'5 (4.70m x 3.18m)



A versatile space offering a great deal of character with high vaulted ceiling and exposed timbers, internal exposed brick elevation and original brick thrall cleverly converted into a study plinth, central heating radiator, tiled floor, inset skylights to the ceiling, useful hanging loft area providing additional storage, door to:

BOILER ROOM

15'10 x 5'3 (4.83m x 1.60m)

Housing the Grant oil fired central heating boiler and pressurised hot water system, power and light, GRP exterior door.

UTILITY ROOM

7'7 x 6'3 (2.31m x 1.91m)

Having fitted base unit with granite effect work surface over, inset stainless steel sink and drainer unit, plumbing for washing machine, space for tumble drier, further room for free standing appliances, double glazed window to the side.

RETURNING TO THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE WITH HALF LANDING RISES TO THE FIRST FLOOR:

GALLERIED LANDING

Having access to loft space, deep skirting and doors to:

BEDROOM 2

15'4 x 11'2 (4.67m x 3.40m)



A well proportioned double bedroom having high ceiling with inset downlighters, chimney breast with wiring for flat screen TV, double glazed window to the front.

BEDROOM 3

15'4 x 12'2 (4.67m x 3.71m)



A further well proportioned double bedroom having chimney breast with alcoves to the side, inset downlighters to the ceiling, double glazed window to the front and door leading through into:

ENSUITE BATHROOM

8'3 x 7'8 (2.51m x 2.34m)



Beautifully appointed with double ended panelled bath with central mixer tap, glass screen and wall mounted shower mixer, tiled splashbacks, close coupled wc, pedestal wash basin, chrome towel radiator, shaver point and double glazed window to the front.

From the main landing an open doorway leads through into an:

INNER LANDING

10'10 x 6'2 (3.30m x 1.88m)

Having wood effect flooring, central heating radiator, part pitched ceiling with inset downlighters, linen cupboard and door to:

MASTER SUITE

Having an initial walk-through corridor area which leads into a stunning bedroom offering almost 300 sq ft of floor space and comprising initial:

BEDROOM

14'6 x 11'5 (4.42m x 3.48m)



Having part pitched ceiling with inset downlighters, two central heating radiators, wood effect flooring, double glazed window to the front and large open archway leading through into:

ENSUITE BATHROOM

14'4 x 7'5 (4.37m x 2.26m)



A stunning light and airy space benefitting from a dual aspect with double glazed windows to the front and rear, high part pitched ceiling with inset downlighters and extractor, the focal point of the suite is an elliptical

contemporary double ended free standing bath with column waterfall mixer tap and integrated shower handset, separate double width shower enclosure with glass screen and wall mounted shower mixer, close coupled wc with vanity surround, wall mounted wash basin with vanity units to the side, two towel radiators, quartz effect low maintenance splashbacks.

BEDROOM 4

11'3 x 11'1 (3.43m x 3.38m)

A further double bedroom having part pitched ceiling with inset downlighters, oak effect flooring, central heating radiator, wiring for wall mounted flat screen TV, two UPVC double glazed windows to the rear.

DRESSING ROOM

10'8 x 6'11 (3.25m x 2.11m)



This room is certainly large enough to create a further bedroom but currently utilised as a dressing room having free standing wardrobes with mirrored sliding door fronts and storage cupboards, wood effect flooring, central heating radiator.

BATHROOM

10'7 x 5'6 (3.23m x 1.68m)



Appointed with shower enclosure with bi-fold screen and wall mounted Mira Sport electric shower, tiled splashbacks, double ended panelled bath with central waterfall mixer tap and integral shower handset, vanity unit providing a good level of storage with close coupled wc and inset wash basin, shaver point, inset downlighters to the ceiling and double glazed window.

EXTERIOR



The property occupies a pleasant position set well back from the road behind a walled frontage with open gateway leading on to a substantial block set driveway providing a considerable level of off road parking and leading to:

GARAGE / WORKSHOP



Having power and light, courtesy door and double glazed window to the side.



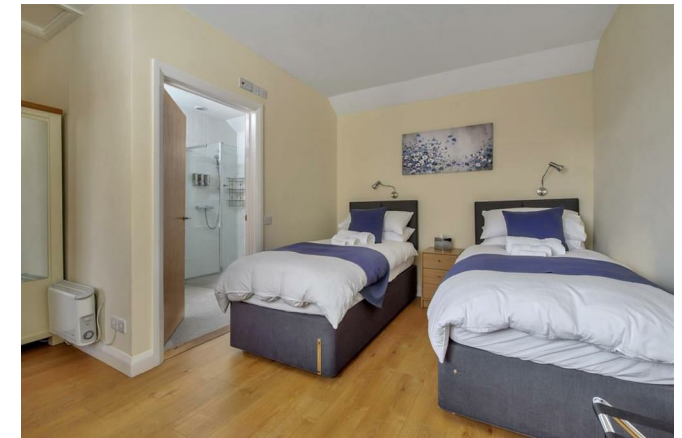
A pair of timber ledge and brace gates with additional courtesy gate give access into a private enclosed and completely walled courtyard style garden, benefitting from a south to westerly aspect and landscaped to provide a low maintenance outdoor space with paved terraces leading on to artificial grass lawn.



Situated within the courtyard area is a run of three annexe buildings, previously having been utilised as bed & breakfast facilities but would be ideal for extended families with dependent relatives requiring single storey living space, or as outdoor offices.

ROOM 1

15'9 max x 13'8 max (4.80m max x 4.17m max)



Offering approximately 216 sq ft of floor space incorporating a double bedroom with wet room facilities, oak effect laminate flooring, electric heater, access to loft space, double glazed window to the front and access to:

WET ROOM

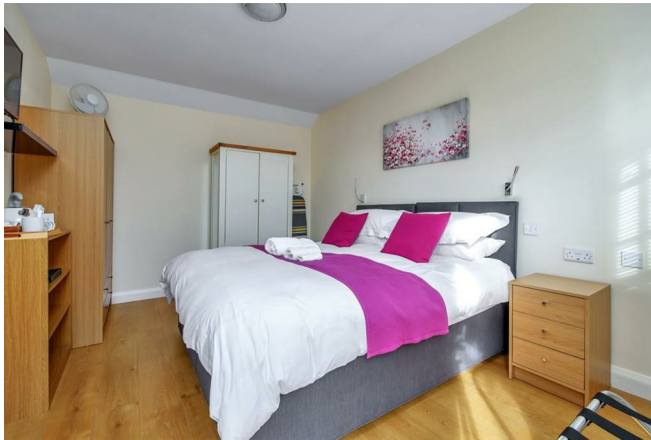
7'10 x 6'1 (2.39m x 1.85m)



Having vanity unit with close coupled wc and inset wash basin, wet area with glass screen and wall mounted shower mixer, electric towel radiator and inset downlighters to the ceiling.

ROOM 2

12'3 x 10'0 (3.73m x 3.05m)



A further double bedroom having double glazed window to the front, oak effect flooring, electric heater, access to loft space and door to:

ENSUITE SHOWER ROOM

6'7 x 6'0 (2.01m x 1.83m)



Having double width shower enclosure with glass screen and wall mounted shower mixer, vanity unit with low flush wc and inset wash basin, tiled splashbacks and floor, electric towel radiator.

ROOM 3

13'10 x 10'11 (4.22m x 3.33m)



Having double glazed window to the front, oak effect flooring, electric heater and door into:

ENSUITE SHOWER ROOM

7'1 x 5'4 (2.16m x 1.63m)



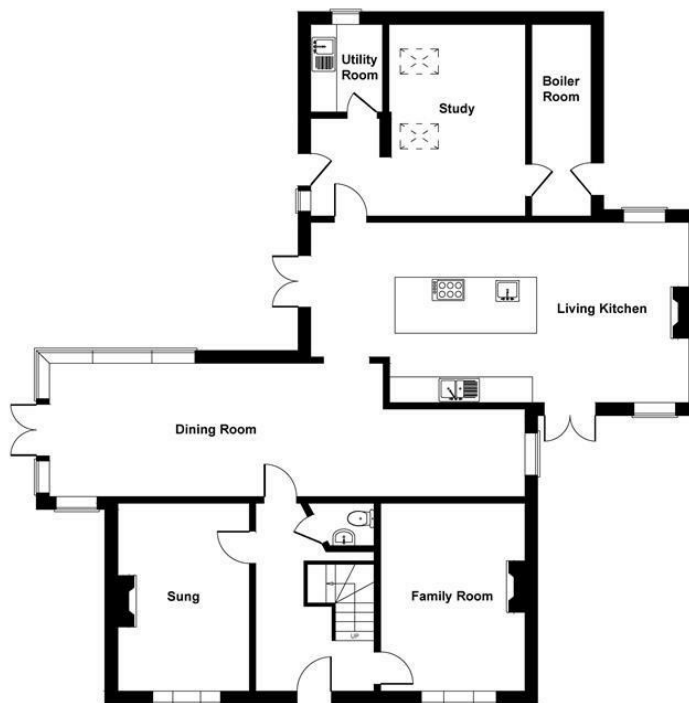
Having double width shower enclosure with wall mounted shower mixer, vanity unit with wc and inset wash basin, tiled splashbacks and floor, electric towel radiator.

COUNCIL TAX BAND

Newark & Sherwood Council - Tax Band F.



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 61 |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 55 |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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