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Westside
Epperstone Manor | Epperstone | Nottinghamshire | NG14 6RJ

Westside

A stunning period property comprising of a luxurious ground floor apartment and one of just seven individual homes created from the inspirational conversion of a fine substantial Grade II listed Victorian manor house.

- STUNNING GRADE II LISTED GROUND FLOOR APARTMENT
- FIRST CLASS ACCOMMODATION
- TWO RECEPTION ROOMS
- HIGH QUALITY BREAKFAST KITCHEN
- THREE BEDROOMS
- THREE HIGH QUALITY BATHROOMS
- CELLAR
- PRIVATE TERRACE & COMMUNAL GARDENS
- PARKING WITH DOUBLE GARAGE
- WELL REGARDED NOTTINGHAMSHIRE VILLAGE

ACCOMMODATION

A particular feature of this property is the fact that it benefits from its own independent entrance from Main Street but also has the benefit of being accessed from the grand common entrance hall which is shared by all properties within the Manor.

The property is entered via an entrance hall, with further hallway leading off providing useful cloaks and utility storage. The apartment showcases elegant accommodation with a beautiful dining hall that has a connecting door into a stunning and elegant drawing room which showcases a wealth of period features and views over the formal gardens. This exquisite principal reception room was also one of the principal rooms of the original manor house and features raised and fielded polished oak wall panelling and decorative cornice detailing. There is a striking fireplace and original fire surround fitted with a log burner. There a spacious high-quality breakfast kitchen with a full range of integrated appliances, French doors providing access to a private terrace, as well as access to a cellar:







SUPERCALIFRAGILISTIC
EXPIALIDOCIOUS





The apartment features an impressive main bedroom with comprehensive built in storage and luxurious en-suite shower room. There is a guest bedroom with en-suite shower room and further double bedroom which has the use of a high quality family bathroom.

OUTSIDE

Westside benefits from allocated parking and a double garage. A particular feature of this property is the extensive private York stone terrace and formal communal garden area which has a wonderful south aspect across the Dover Beck Valley and ensures a high degree of shelter and privacy. Westside is ideal for those who enjoy outdoor entertaining.

LOCATION

Epperstone is a highly regarded conservation village set in unspoilt countryside between Nottingham and Southwell, close to extensive retail amenities in Mapperley and Arnold, with the neighbouring larger village of Lowdham offering useful local amenities and a direct rail service into Nottingham centre. The village has an inclusive social structure, a contemporary village hall with a cricket field and hard surface tennis courts; and by way of refreshment after those strenuous sporting activities is the well regarded Cross Keys Inn. The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

DISTANCES

Mapperley 11 miles / Nottingham 12 miles / Southwell 8 miles / Mansfield 14 miles / Newark on Trent 16 miles

USEFUL ADDITIONAL INFORMATION

The annual service charge of approximately £3000 is charged in respect of gardening, window cleaning, communal electricity, cleaning of the common areas within the Manor House itself, the car park access road, flower beds, hedges and also covering general buildings insurance.

TENURE

Leasehold with a share of the freehold.

SERVICES

All mains services are connected to the property which has gas fired central heating.

VIEWINGS

Strictly by appointment with Fine & Country Nottingham.



Westside, Epperstone Manor, Epperstone
 Approximate Gross Internal Area = 204 sq.m/2202 sq.ft

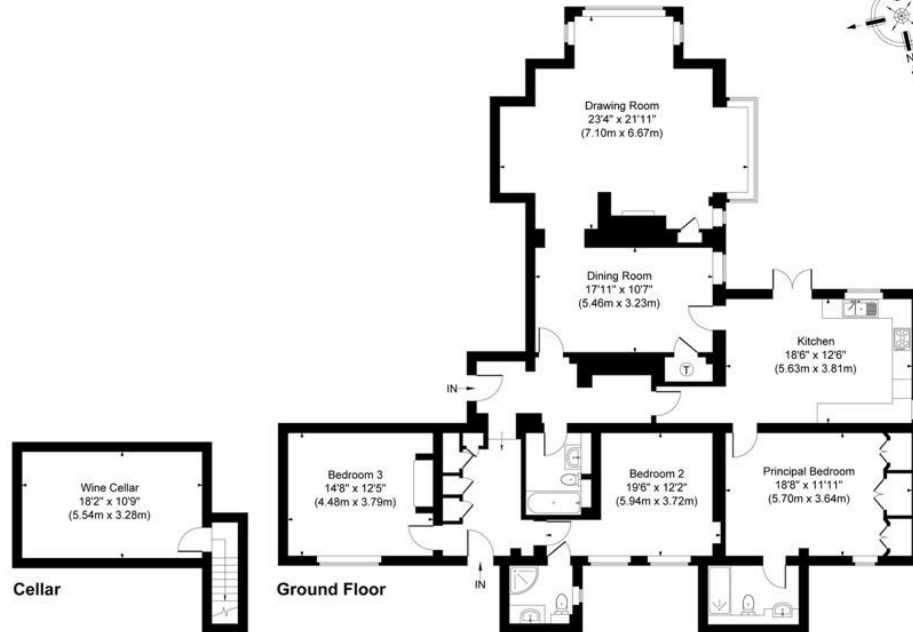


Illustration for identification purposes only, measurements are approximate, not to scale.
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Fine & Country
Tel: 0115 9822824
nottingham@fineandcountry.com
The Old Barn Brook Lane Stanton on the Wolds NG12 5SE

[fineandcountry.com](https://www.fineandcountry.com)