



Paddock Cottage, Wiverton Hall
Bingham | Nottinghamshire | NG13 8GU

Step inside

A beautiful Grade II listed, fully refurbished four-bedroom cottage, set within the stunning grounds of Wiverton Hall.

- INDIVIDUAL GRADE II LISTED COUNTRY HOME
- FOUR BEDROOMS & TWO BATHROOMS
- HIGH QUALITY FARMHOUSE STYLE KITCHEN
- GENEROUS SITTING ROOM
- PANTRY, UTILITY ROOM & GUEST CLOAKROOM
- COMPLETELY REFURBISHED TO THE HIGHEST OF STANDARDS
- EXTENSIVE WALLED GARDENS
- DETACHED GARAGE

Paddock Cottage forms one of a handful of individual homes located in a unique semi-rural setting, within the grounds of Wiverton Hall which creates an interesting backdrop to this stunning location. The property is nicely tucked away, being part of a collection of premium homes, offering a deceptive level of accommodation as well as a great deal of character throughout. The property has recently undergone a full course of refurbishment, sympathetically designed with a great deal of thought and attention to detail. Accommodation is arranged over two levels and is ideal for modern day family occupation and especially for those who enjoy the peace and tranquillity of rural living.

GROUND FLOOR ACCOMMODATION

A stable door gives access to an entrance hallway, providing an immediate indication to the quality of the home and opening straight into a stunning farmhouse style kitchen. The kitchen is of impressive proportions, with high beamed ceiling, and is without doubt the heart to this home. It benefits from extensive high-quality cabinetry and showcases a feature fireplace housing a log burning stove.

Leading off the kitchen is a generous sitting room, with a further feature fireplace and log burning stove, as well as French windows providing access to the garden.

Completing the ground floor accommodation is a side entrance hall, giving access to a pantry and guest cloakroom, as well as a utility room.









FIRST FLOOR ACCOMMODATION

The first floor can be accessed via two staircases; the primary staircase gives access to a spacious landing allowing access to three good bedrooms and a high quality family bathroom. A secondary staircase gives access to self-contained bedroom suite, with en-suite shower room.

OUTSIDE

The property occupies a superb plot with extensive walled gardens and grounds. To the front of the property is a gated gravelled driveway providing ample off road parking as well as a detached single garage. The gardens feature large level lawns, heavily stocked borders with mature trees and specimen shrubs providing seasonal colours. There is a large terrace ideal for outdoor entertaining.

LOCATION

The property is located in the grounds of Wiverton Hall and forms part of a small cluster of properties in a peaceful yet convenient location based between the popular market town of Bingham and highly regarded village of Langar. Bingham offers a wide range of day-to-day facilities and the local villages boast various options for community living including a selection of well regarded pubs and glorious countryside walks. The property provides swift access to the A52 and A46 which in turn provide ease of access to the regions commercial and retail centres including Nottingham, Leicester and Lincoln. For those needing to travel further afield Grantham train station can be accessed within approximately 20 minutes and provides fast rail link to the City of London in approximately 75 minutes.

DIRECTIONS

Leaving Nottingham or Bingham on the A52 via the Saxondale roundabout continue in the direction of Grantham before taking the first available right hand turning towards Langar and Harby. Continue along this road for approximately 1 mile passing the turning for Tithby, proceed for approximately ¼ mile where the entrance to Wiverton Hall can be found on the left hand side. Continue down the sweeping driveway branching off to the left, where the driveway to Paddock Cottage can be found after a short distance on the right hand side.

SERVICES

Oil fired central heating, mains electricity, water and drainage are understood to be connected.

TENURE

Freehold.

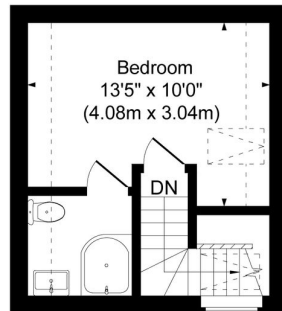
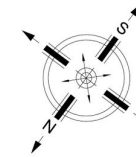
VIEWING

Strictly by appointment with Fine & Country Nottingham.

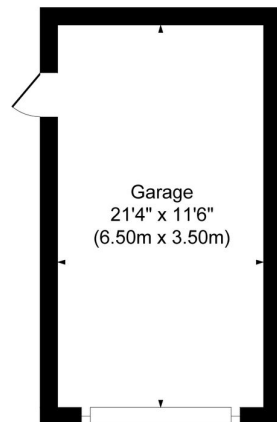




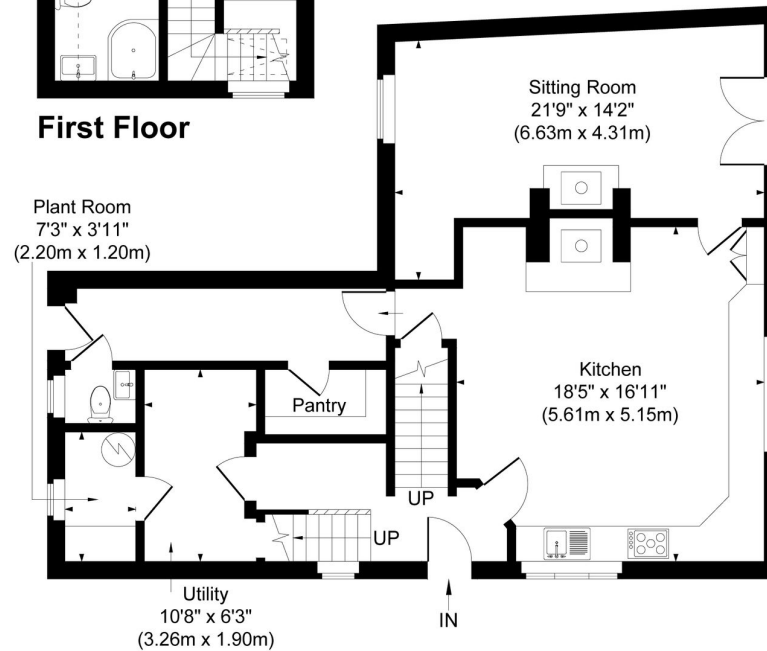
Paddock Cottage, Wiverton
Approximate Gross Internal Area
Main House = 159 sq.m/1710 sq.ft
Garage = 23 sq.m/245 sq.ft
Total = 182 sq.m/1955 sq.ft



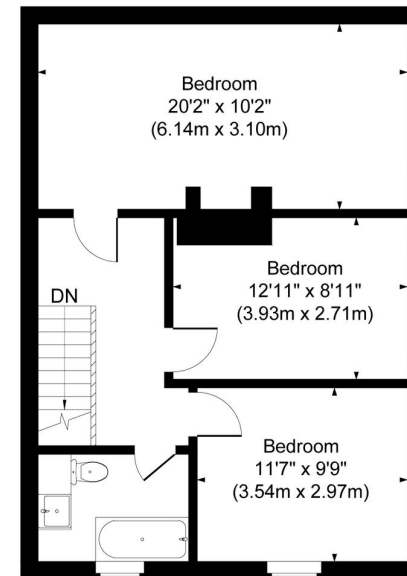
First Floor



Garage



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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