

Jon Brambles

ESTATE AGENTS



Hunters Moon and Fox Covert, Caunton



GUIDE PRICE: £550,000 to £600,000. NO CHAIN. Hunters Moon and Fox Covert combine to make a truly unique residence with self contained annexe, situated on a delightful plot. The principal residence, Hunters Moon, is a three double bedroom property with large reception rooms, fitted kitchen, shower room and en-suite. Situated adjacent to Hunters Moon and above the garage, is the first floor two bedroom self contained Annexe, Fox Covert. There is ample off road parking, a garage/workshop, gardens and wonderful countryside views.

Guide Price £550,000 to £600,000

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Countryside Views - and - ANNEX

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Situation and Amenities

Caunton is well located for access into Nottingham and good road access to the M1 motorway, the A1 trunk road and the towns of Mansfield, Newark and Southwell. The village itself benefits from having a church, the Caunton Beck Pub and restaurant, and The Plough public house. Newark is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take from a little over an hour.

HUNTERS MOON MAIN DWELLING

Accommodation

Upon entering the front door, this leads into:

Timber Entrance Porch

The porch provides an ideal place for the storage of boots and coats etc. and has a ceramic tiled floor and timber panelling to the walls and ceiling. A further glazed door provides access to the large and welcoming entrance hallway.

Entrance Hallway

The welcoming entrance hallway has the staircase rising to the first floor and doors into the reception rooms, ground floor cloakroom and kitchen. Located within the hallway is a fitted storage cupboard. The hallway has an Indian slate floor, cornice to the ceiling, radiator, dado rail, feature display recess and both ceiling and pelmet lighting.

Ground Floor Cloakroom

The large ground floor cloakroom has a window to the rear elevation and is fitted with a comprehensive array of storage cupboards with sink inset, and a WC. The cloakroom has the same flooring that flows through from the hallway, part timber panelling to the walls, cornice to the ceiling, recessed ceiling spotlights and a heated towel rail.

Lounge 21' 6" x 13' 4" (6.55m x 4.06m) (at widest points)

This great sized and unusual shaped reception room has box windows to the front and rear elevations, and a large archway that sub-divides the room. The lounge has a feature open fireplace (not tested by the agent), cornice to the ceiling, a recessed display alcove, both wall and ceiling light points and two radiators. The lounge is open plan to the sitting room.

Sitting Room 15' 6" x 7' 4" (4.72m x 2.23m)

The bright and airy sitting room, as previously mentioned, is open plan to the lounge and has glazed French doors to both the front and rear elevations providing access to the driveway and rear garden. The room has cornice to the ceiling, wall light points and a radiator.

Family Room/Dining Room 21' 7" x 12' 3" (6.57m x 3.73m)

This grand reception room has a window to the front elevation and a box window to the rear. The focal point of the family room/dining room is the Inglenook fireplace with recessed lighting. The room also has a beamed ceiling, a ceiling light point and two radiators.

Kitchen 16' 3" x 9' 6" (4.95m x 2.89m)

The kitchen has dual aspect windows to the rear and side elevations, the window to the rear enjoys delightful views across the garden and open countryside beyond. Glazed French doors provide access to the garden. The kitchen is fitted with an excellent range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven, ceramic hob with extractor hood above, fridge and freezer. There is also a cupboard which houses the central heating boiler. The kitchen has the same Indian slate flooring that flows through from the hallway, recessed ceiling spotlights, cornice to the ceiling and a radiator. The kitchen is of sufficient size to accommodate a further small dining table.

First Floor Landing

The staircase rises from the entrance hallway to the first floor galleried landing which has a window to the front elevation and doors into all three double bedrooms and the family shower room. The landing has cornice to the ceiling, a ceiling light point and dado rail. The airing cupboard is located on the landing as is access to the loft space.

Bedroom One 16' 1" x 12' 4" (4.90m x 3.76m)

This splendid and superb sized bedroom has a window to the front elevation. The bedroom has a range of fitted furniture including wardrobes, overhead storage, bedside cabinets, desk and office storage. The room has light wood laminate flooring, moulded cornice to the ceiling, a ceiling light point, pelmet lighting and a radiator. An archway leads through to the en-suite bathroom.

En-suite Bathroom 12' 2" x 5' 4" (3.71m x 1.62m)

This very well appointed en-suite has a window to the rear elevation and is fitted with a contemporary white suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom is complemented with a combination of ceramic floor and wall tiling, together with mermaid board. The room has recessed ceiling spotlights and a heated towel rail.

Bedroom Two 13' 5" x 10' 11" (4.09m x 3.32m)

A further excellent sized double bedroom having a window to the front elevation, light wood laminate flooring, cornice to the ceiling, two ceiling light points and a radiator.

Bedroom Three 12' 3" x 8' 3" (3.73m x 2.51m)

Bedroom three is also a double and has a window to the rear overlooking the garden and fantastic countryside views. The bedroom has a comprehensive suite of fitted wardrobes, cornice to the ceiling, a ceiling light point and a radiator.

Family Shower Room

The shower room has a window to the rear elevation and is fitted with a walk-in shower cubicle with mains shower, wash hand basin and WC. The room has ceramic floor and wall tiling, recessed ceiling spotlights and a heated towel rail. There is also a useful fitted storage cupboard.

Hunters Moon Council Tax

The property is in Band E.

FOX COVERT FIRST FLOOR ANNEXE

Fox Covert is a first floor purpose built annexe situated above the garage to Hunters Moon. This two bedroom self contained annexe provides a wonderful opportunity for self contained living, or for a further income via air b & b etc, subject to any appropriate consents. In addition to the two double bedrooms, the annexe has a nicely proportioned lounge, fitted kitchen and shower room. There is also a balconied terrace to the rear enjoying open countryside views. The annexe is double glazed and has electric heating.

Accommodation

The annexe is accessed via an external staircase leading to a front balcony and a glazed door provides access into the lounge.

Lounge 14' 8" x 13' 10" (4.47m x 4.21m)

This good sized and well proportioned reception room has a window to the side elevation and, as previously mentioned, windows and a glazed door to the front. The lounge has wood laminate flooring, cornice to the ceiling, a bespoke fitted storage cupboard and shelving. The room also has an electric panel heater and a ceiling light point. An archway leads through to the kitchen.

Kitchen 8' 5" x 7' 10" (2.56m x 2.39m)

The galley style kitchen has a window to the side elevation and is fitted with a range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl Franke sink, an integrated double oven with ceramic hob and extractor hood above, fridge and freezer. In addition there is space and plumbing for a washing machine and further space for a slim-line dishwasher. The kitchen is complemented with the same flooring that flows through from the lounge, together with recessed ceiling spotlights. There is a ceiling light point and a glazed door providing access into the internal hallway.

Inner Hallway

The inner hallway has a window to the side elevation and provides access to both double bedrooms and the shower room. In addition access to the roof space is obtained from the inner hallway. The hallway has cornice to the ceiling, two ceiling light points and the same flooring as that of the lounge and kitchen.

Shower Room 10' 4" x 4' 11" (3.15m x 1.50m) (plus door recess)

This excellent sized shower room has an opaque window to the side elevation and is fitted with a double width walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room is complemented with ceramic wall tiling and recessed ceiling spotlights. In addition there is a heated towel rail. The airing cupboard is located within the shower room.

Bedroom One 13' 11" x 10' 11" (4.24m x 3.32m)

An excellent sized double bedroom with a window to the side elevation and glazed French doors leading out onto the rear balcony. The bedroom has a range of fitted furniture including wardrobes and bedside cabinet. The room has the same wood laminate flooring that flows through from the hallway, cornice to the ceiling, a ceiling light point and an electric panel radiator.

Bedroom One Balcony

From the main bedroom French doors lead out onto a delightful balcony which overlooks the garden of the principal house and enjoys delightful views of the countryside beyond.

Bedroom Two 10' 3" x 10' 0" (3.12m x 3.05m)

A further double bedroom with a window to the side elevation. The bedroom has a range of fitted furniture including wardrobes, bedside cabinets and dressing table. The room has wood laminate flooring, cornice to the ceiling, a ceiling light point and an electric panel radiator.

Fox Covert Council Tax

The property is in band A.

Outside

Hunters Moon and Fox Covert stand on a delightful plot and are accessed via a five bar wooden gate which leads onto a substantial block paved driveway providing off road parking for numerous vehicles. The driveway in turn leads to the garage and the front door to Hunters Moon. An external staircase leads to Fox Covert. The front garden is laid primarily to lawn edged with well stocked borders containing a number of mature shrubs, plants and trees.

Garage and Workshop 55' 2" x 14' 5" (16.80m x 4.39m) (at widest points)

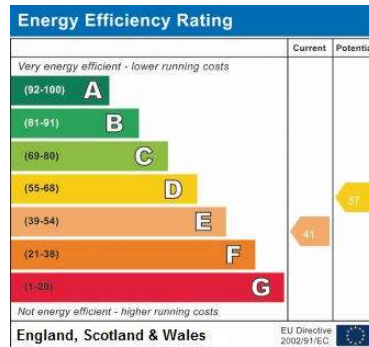
This substantial garage/workshop has an electrically operated up and over door to the front elevation, and two personnel doors to the side providing access to the garden of Hunters Moon. There are further windows to the side and rear elevations. The garage/workshop is equipped with both power and lighting.

Rear Garden

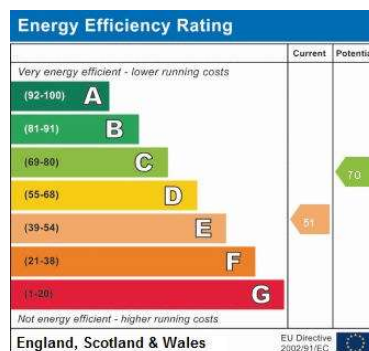
The rear garden is tiered in design and situated adjacent to the rear of Hunters Moon is a sizeable patio and pergola which provides an ideal outdoor seating and entertaining area. The remainder of the garden comprises a lawn interspersed with hard landscaped areas for ease of maintenance. The garden also contains an ornamental stream and pond (non functioning). The timber summerhouse is included within the sale. Located to the rear of the garage is a garden store which also houses the central heating oil tank for Hunters Moon. From the rear garden fantastic views across the countryside can be enjoyed.

Services

Hunters Moon is double glazed and has oil central heating. Fox Covert is double glazed and has electric heating. Drainage is via a non-mains service. None of the services or appliances have been tested by the agent.



Address:
Hunters Moon



Address:
Fox Covert

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

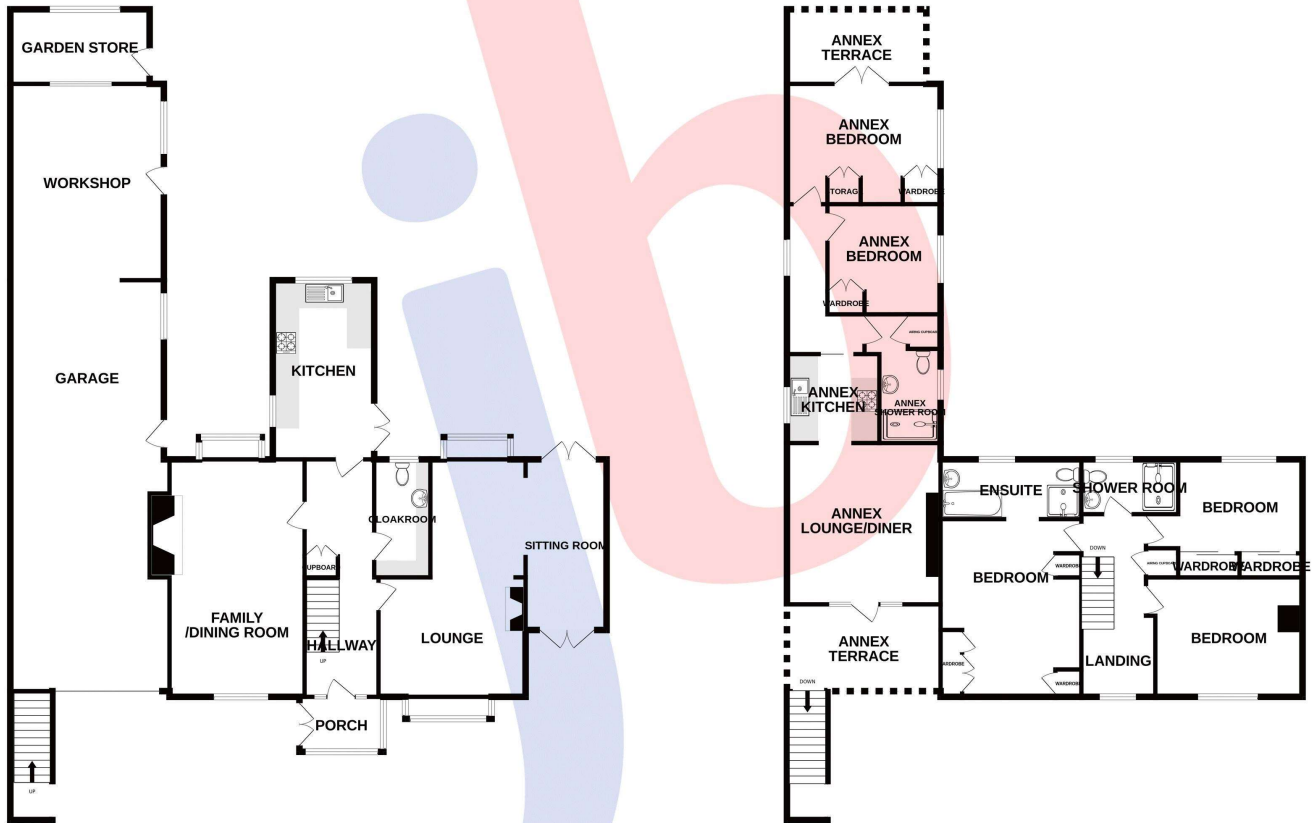
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006739 22 February 2024

GROUND FLOOR
1924 sq.ft. (178.8 sq.m.) approx.

1ST FLOOR
1594 sq.ft. (148.1 sq.m.) approx.



TOTAL FLOOR AREA : 3519 sq.ft. (326.9 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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