

Rothmass, Cauntton NG23 6BD



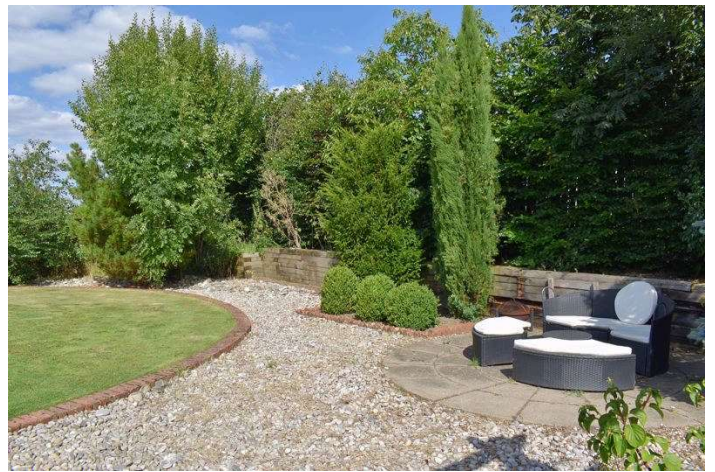
This beautiful home has been comprehensively refurbished by the present owners and early viewing is essential. Rothmass is a substantial barn conversion situated in an idyllic rural location and within extensive grounds. There is approximately 3,000 sq. ft of accommodation including four bedrooms and four reception rooms in the main residence, a gymnasium and a SEPARATE ONE BEDROOM ANNEXE. This very unique residence is double glazed, has under floor oil fired central heating and solar panels.

£875,000









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.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway provides access through to the dining kitchen and the lounge, and also has a large and useful fitted storage cupboard. The hallway is complemented with a wood laminate floor and wall light points.

Lounge 20' 1" x 16' 11" (6.12m x 5.15m) *(plus recess)*

This fabulous reception room has windows and two sets of glazed French doors looking out to the principal garden. The lounge is full of charm and character having a high vaulted ceiling with exposed roof trusses. The focal point of the lounge is the fireplace with log burning stove set on a stone hearth. The lounge also has wood laminate flooring and wall light points.

Kitchen 18' 6" x 17' 3" (5.63m x 5.25m)

This superb kitchen has recently been re-modelled and has dual aspect windows to either side, and glazed French doors providing access out to the patio. A door leads to the inner hallway and a further door into the utility room. The kitchen is once again full of character and charm and has a high vaulted ceiling with exposed roof trusses. The kitchen is fitted with an outstanding array of contemporary base and wall units, complemented with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an induction hob with extractor hood above, an eye level double oven, dishwasher, wine cooler, and full height fridge and freezer. Incorporated within the central island is a large breakfast bar. The kitchen also has wood laminate flooring.

Utility Room 8' 7" x 6' 6" (2.61m x 1.98m)

The utility room has a stable door that provides access out into the garden, is fitted with base and wall units and has a stainless steel sink. The room has space and plumbing for a washing machine and a tumble dryer, and also houses the central heating boiler. The utility room has the same flooring as that of the kitchen, a ceiling light point and an extractor fan.

Cloakroom

The cloakroom has an opaque window and is fitted with a pedestal wash hand basin and WC. The room has part ceramic tiling to the walls, wall light points and the same flooring that flows through from the kitchen.

Sitting Room/Dining Room/Games Room 25' 3" x 18' 11" (7.69m x 5.76m)

This outstanding second reception room has dual aspect windows to either side, and French doors leading out into the garden. There is a vaulted ceiling with exposed roof trusses, wood laminate flooring and both wall and ceiling light points.

Office 18' 5" x 16' 5" (5.61m x 5.00m)

This charming room has dual aspect windows to either side, and glazed French doors leading into the garden. The office has an exposed brick wall and roof trusses, and wood laminate flooring. The room is further complemented with recessed ceiling spotlights. Situated above this room is a useful mezzanine area which is currently used for storage and has two skylight windows to the rear elevation.

Internal Hallway

The bedroom accommodation and the family bathroom within the main residence are accessed via a door from the lounge which leads into a large internal hallway. The hallway has windows looking through into the courtyard garden, and a door leading out into this garden. Once again the hallway has exposed roof trusses and wall light points.

Family Bathroom 12' 3" x 8' 8" (3.73m x 2.64m)

This excellent sized family bathroom has a vaulted ceiling with two skylight windows, and is fitted with a white suite comprising a sunken Jacuzzi bath, his & hers pedestal wash hand basins, and a WC. In addition there is a walk in shower cubicle with mains shower fitted. The bathroom has a ceramic tiled floor, part ceramic tiled walls and wall light points.

Bedroom One 12' 2" x 11' 7" (3.71m x 3.53m)

A delightful double bedroom with a window overlooking the garden. The room has exposed roof trusses and wall light points. An archway leads through to the dressing room.

Dressing Room 11' 7" x 8' 1" (3.53m x 2.46m)

The dressing room has a window overlooking the garden and recessed ceiling spotlights. The room is fitted with a comprehensive range of fitted wardrobes and chests of drawers. A door leads into the en-suite shower room.

En-suite Shower Room 10' 4" x 8' 4" (3.15m x 2.54m) *(at widest points)*

This large and beautifully appointed en-suite has an opaque window to the rear elevation and is fitted with a double width walk-in shower cubicle with mains shower, and a double vanity unit with twin wash hand basins and waterfall taps and storage beneath. In addition there is a WC. The en-suite is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. The room has exposed roof trusses, an extractor fan and a shaver socket.

Bedroom Two 11' 9" x 11' 6" (3.58m x 3.50m)

This bedroom has a window looking towards the courtyard garden, exposed roof trusses, wood laminate flooring and ceiling light points. A door leads to the en-suite shower room.

Bedroom Two En-suite 9' 0" x 3' 10" (2.74m x 1.17m)

This en-suite has an opaque window and is fitted with a double width walk in shower cubicle with mains shower, pedestal wash hand basin and WC. The room has a ceramic tiled floor, part ceramic tiling to the walls, a wall light point and an extractor fan.

Bedroom Three 12' 7" x 11' 7" (3.83m x 3.53m)

A further double bedroom with a window overlooking the garden, exposed roof trusses, wood laminate flooring and recessed ceiling spotlights.

Bedroom Four 11' 10" x 10' 5" (3.60m x 3.17m)

Bedroom four is also a double room and has a window overlooking the garden, exposed roof trusses, wood laminate flooring and recessed ceiling spotlights.

Utility/Boot Room 14' 11" x 6' 6" (4.54m x 1.98m)

This fabulous room has French doors to the front elevation and is fitted with a double width walk-in shower cubicle with mains shower, a range of base units with storage beneath, roll top work surfaces and tiled splash backs, and a stainless steel sink. The shower room has exposed roof trusses and a ceiling light point. This room was originally designed as a dog grooming room. A door leads into the internal hallway.

Gymnasium 22' 7" x 11' 4" (6.88m x 3.45m) (at widest points)

This room has two windows looking into the courtyard garden and a high pitched roof with exposed roof trusses. The room is full of character and charm and also has a wood laminate floor and a ceiling light point. A door leads into the en-suite shower room.

Gymnasium En-suite Shower Room

The well appointed en-suite has a skylight window to the front elevation and is fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room is complemented with ceramic wall and floor tiling. In addition there is a heated towel rail, wall light points, an extractor fan and a heated towel rail.

Annexe

This is a purpose built self contained one bedroom annexe situated within the grounds of Rothmass. This fabulous annexe comprises a well fitted kitchen, a lounge/diner, double bedroom and a well appointed shower room. The annexe is double glazed and has electric under floor heating. Upon entering the glazed front door, this leads into:

Annexe Kitchen 12' 10" x 8' 5" (3.91m x 2.56m)

This delightful kitchen is fitted with a very comprehensive range of base and wall units, with contrasting roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink and integrated appliances include an eye level oven and microwave, and an induction hob with contemporary extractor hood above. There is also an integrated dishwasher and washing machine. In addition there is space for a vertical fridge/freezer. The room is complemented with recessed ceiling spotlights. A door leads into the lounge/diner.

Annexe Lounge/Diner 18' 0" x 14' 0" (5.48m x 4.26m)

This great sized reception room has dual aspect windows to the rear and side elevations enjoying open countryside views, and glazed French doors leading out to the small courtyard garden. The lounge/diner has four ceiling light points and is of sufficient size to comfortably accommodate both lounge and dining room furniture. A door leads through into the bedroom.

Annexe Bedroom 12' 10" x 10' 2" (3.91m x 3.10m)

This very good sized double bedroom has a window to the front elevation, a ceiling light point and a door into the en-suite shower room.

Annexe En-suite Shower Room 9' 0" x 5' 1" (2.74m x 1.55m)

The well appointed en-suite is fitted with a double width walk in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The room has ceramic wall tiling, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Annexe Garden

This annexe has its own delightful walled courtyard garden.

Outside

Rothmass stands on a delightful plot and is accessed via a five bar gate which leads onto a large block paved driveway and parking area with sufficient room for numerous vehicles. A footpath leads to the front door. The Annexe and the double garage are located to the front of the driveway. Situated adjacent to the driveway, and located in front of the property is a hard landscaped garden interspersed with a wide variety of mature shrubs and plants. The gardens to the rear are substantial and comprise of a large lawn, situated within which is the log cabin tree house. There is a sizeable block paved patio area which is accessed via the French doors from the reception rooms and breakfast kitchen, and this provides an outdoor seating an entertaining area. There is an alternative seating area which is a raised deck situated beneath a pergola. Located next to the bedroom accommodation wing is a shaped lawn which is interspersed with numerous flowerbeds and raised borders containing

a vast array of mature shrubs, plants and trees. Located to the other side of the property is the walled courtyard garden with a large porcelain patio and vegetable garden. Located within the courtyard is a greenhouse and a shed.

Double Garage 22' 7" x 17' 4" (6.88m x 5.28m)

The double garage is situated adjacent to annexe two, has a remote controlled up and over door to the front elevation, and is equipped with both power and lighting.

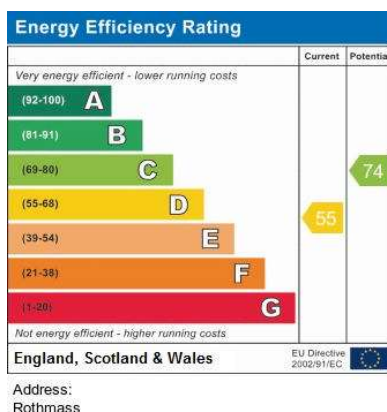
Solar Panels

The property is augmented by solar panels which provide subsidised electricity and reimbursement from the Government feed-in tariff.

Council Tax Band is current F.

Services

Mains water and electricity are connected. Drainage is via a private system.



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

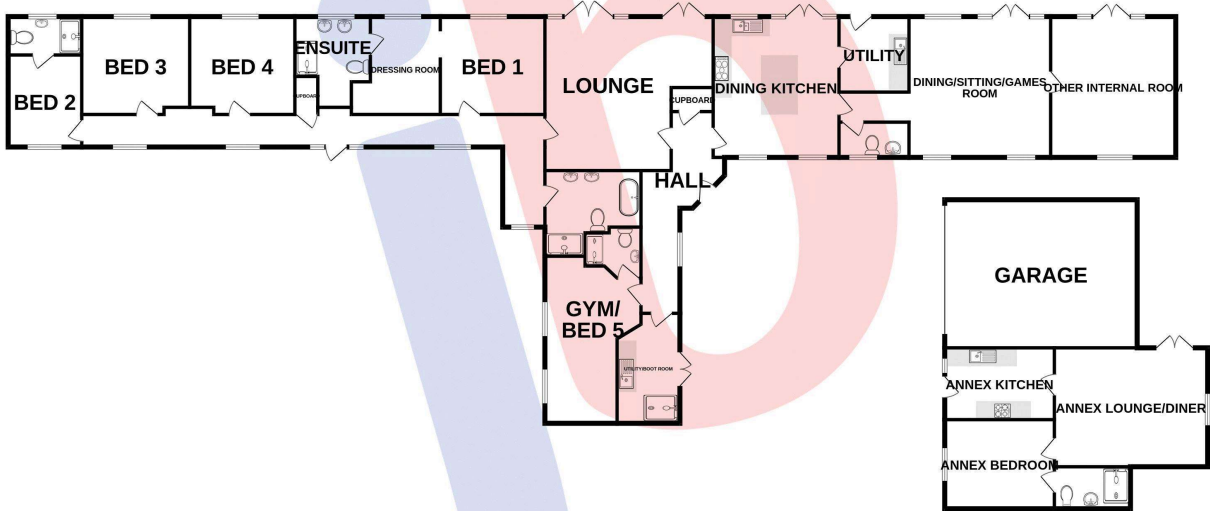
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. 00007067 19 August 2024

GROUND FLOOR
3667 sq.ft. (340.7 sq.m.) approx.



TOTAL FLOOR AREA : 3667 sq.ft. (340.7 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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