

Glebe House, Hawton NG24 3RN



A truly unique and very substantial residence with almost 3,000 sq feet of accommodation situated in an idyllic location. The accommodation includes five reception rooms, fabulous sized kitchen, garden room and four double bedrooms. There is also a double garage and a workshop. The property is double glazed and has oil central heating. Viewing is essential to appreciate this fabulous home.

£650,000









Situation and Amenities

Hawton is a hamlet and civil parish in the Newark and Sherwood district of Nottinghamshire. It lies around two miles south of town of Newark on Trent. The tower of Hawton's All Saints Church, with its eight pinnacles, can be seen from some distance across the fields. The historic town of Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer Food, Morrisons, Asda, Aldi and Waitrose. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 1 HOUR 13 MINUTES.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch 8' 9" x 3' 11" (2.66m x 1.19m)

This large entrance porch provides storage for coats and boots, etc and adjacent to this is the airing cupboard. A door leads through into the reception hallway.

Reception Hallway

The reception hallway has a dogleg staircase rising to the first floor, beneath this is a useful storage space. The hallway provides access through to the utility room, study, lounge and inner hallway, and has cornice to the ceiling, a ceiling light point and a radiator.

Utility Room 7' 8" x 6' 2" (2.34m x 1.88m)

Having a window to the side elevation and fitted with a range of base and wall units with square edge work surfaces and tiled splash backs. There is a one and a half bowl ceramic sink, and space and plumbing for a washing machine. The utility room has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

Study 10' 1" x 8' 11" (3.07m x 2.72m) (at widest points)

The study is 'L' shaped in design and has a window to the side elevation, cornice to the ceiling, a ceiling light point and a radiator.

Lounge 21' 8" x 16' 11" (6.60m x 5.15m)

This extraordinarily large reception room has fabulous full height windows to two elevations and enjoys stunning views across the gardens and straight towards Hawton church. The focal point of the lounge is the fireplace with electric fire inset. The room also has cornice to the ceiling, two radiators and a ceiling light point. From here an open archway leads through to the family area.

Family Area 10' 11" x 10' 7" (3.32m x 3.22m)

The family area has a high level window to the side elevation and French doors providing access out to the garden. The room has cornice to the ceiling, a ceiling light point and a radiator.

Inner Hallway

The inner hallway leads through to the kitchen, dining room, cloakroom, second study/bedroom five, and a ground floor bedroom. This hallway has a useful storage cupboard, cornice to the ceiling and two ceiling light points.

Cloakroom

The cloakroom is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has a ceramic tiled floor, part ceramic tiling to the walls, a ceiling light point, an extractor fan and a heated towel rail.

Study Two/Bedroom Five 12' 3" x 9' 7" (3.73m x 2.92m)

This second study/bedroom five has a window to the rear elevation overlooking the patio and open countryside beyond. The room is currently utilised as a study but would serve equally well as a fifth bedroom if required. There is cornice to the ceiling, a ceiling light point and a radiator.

Dining Room 12' 7" x 9' 9" (3.83m x 2.97m)

The dining room has a sliding patio door leading through to the garden room, and full height glazed windows to the rear once again enjoying views of the church. The room has a ceramic tiled floor, a ceiling light point and a radiator.

Kitchen 17' 11" x 11' 11" (5.46m x 3.63m)

This wonderful sized kitchen has a large picture window to the side elevation and is fitted with a range of base and wall units, together with full sized storage cabinets, complemented with square edge work surfaces. There is a twin sink, and integrated appliances include an eye level combination oven, induction hob with extractor hood above, full height fridge and freezer. In addition there is space and plumbing for a dishwasher. The electric Aga is included within the sale. The kitchen has pelmet lighting, two ceiling light points and French doors into the garden room.

Garden Room 13' 4" x 8' 9" (4.06m x 2.66m)

The garden room has a picture window to the side elevation, and windows and sliding patio doors to the rear leading out to the patio and with stunning views of the garden and church. The garden room has an insulated roof, a skylight window, ceramic tiled floor, and both ceiling and wall light points.

Bedroom One 17' 10" x 13' 11" (5.43m x 4.24m) (excluding wardrobes)

The ground floor master bedroom has a picture window overlooking the garden and towards the church, and has a comprehensive range of fitted bedroom furniture including wardrobes, bedside cabinets and chests of drawers. The bedroom has cornice to the ceiling, a ceiling light point and a radiator. A door leads through to the en-suite shower room.

En-suite Shower Room 10' 11" x 5' 11" (3.32m x 1.80m)

The en-suite has an opaque window and is fitted with a walk-in shower cubicle with mains multi-jet shower, vanity unit with wash hand basin inset and storage beneath, and a WC. There are fitted storage cupboards, two ceiling light points, an extractor fan, a heated towel rail and a radiator.

First Floor Landing

The dogleg staircase rises from the reception hallway to the spacious first floor landing which has a skylight window and provides access to three double bedrooms and the family bathroom. Also on the landing are two useful storage cupboards, a ceiling light point and a radiator.

Bedroom Two 13' 7" x 13' 1" (4.14m x 3.98m) (excluding entrance walkway)

A double bedroom with a window to the side elevation with views across the garden and church. The bedroom has two large fitted storage cupboards, further storage space within the eaves, a ceiling light point and a radiator. A door leads into the en-suite.

Bedroom Two En-suite 8' 9" x 7' 2" (2.66m x 2.18m)

This en-suite has a skylight window and is fitted with a white suite comprising a corner bath with shower mixer tap attachment, floating wash hand basin and WC. In addition there is a walk-in shower cubicle with mains rainwater head shower and curved shower screen. There is a ceiling light point, an extractor fan and a radiator.

Bedroom Three 15' 8" x 14' 3" (4.77m x 4.34m)

A double bedroom with a window to the side elevation. This bedroom also has a comprehensive suite of fitted bedroom furniture including wardrobes, bedside cabinets and dressing table. There is a ceiling light point and a radiator installed.

Bedroom Four 18' 9" x 11' 10" (5.71m x 3.60m) (excluding wardrobes)

A further wonderful sized double bedroom with a window overlooking the garden and church. The room has a comprehensive suite of fitted wardrobes, two ceiling light points and a radiator.

Family Bathroom 8' 8" x 8' 7" (2.64m x 2.61m)

The well appointed family bathroom has a skylight window and is fitted with a white suite comprising bath with shower attachment, vanity unit with wash hand basin inset, and a WC. There is also a walk-in shower cubicle with mains shower. The bathroom is complemented with contemporary ceramic floor tiling and part ceramic tiling to the walls. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

Outside

Glebe House stands on a truly delightful plot and has a high degree of privacy. This family home is surrounded on all sides by well maintained, spacious and manicured gardens that comprise a number of distinctive lawned areas edged with borders containing a vast array of shrubs, plants and trees, including fruit trees. There is a wrap-around Indian sandstone footpath and a sizeable patio area which provides an ideal outdoor seating and entertaining space. There are stunning views towards Hawton church which is in close proximity.

Parking Areas

The property has two specific parking areas, a block paved driveway which is accessed via double timber gates, and at the foot of the driveway is a timber potting shed and purpose built compost bays. There is further parking adjacent to the detached double garage.

Detached Double Garage 16' 10" x 16' 4" (5.13m x 4.97m)

The garage has twin up and over doors to the front elevation and is equipped with power and lighting. Adjacent to this is the workshop.

Workshop 16' 3" x 8' 5" (4.95m x 2.56m)

The workshop is equipped with power and lighting.

Council Tax

The property is in Band F.

Services

The property has oil fired central heating. Drainage is via a septic tank. None of the services or appliances have been tested by the agent.

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

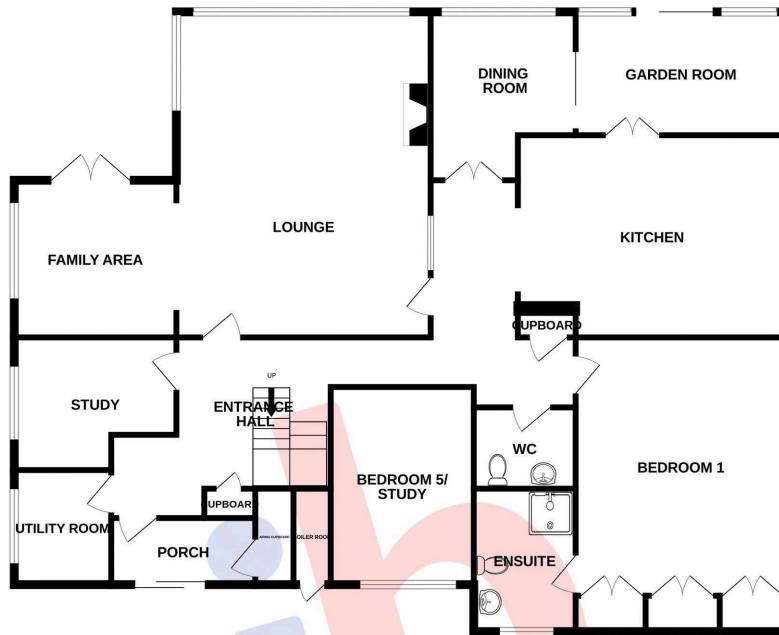
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. 00007177 20 December 2024

GROUND FLOOR
1920 sq.ft. (178.4 sq.m.) approx.



1ST FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 2991 sq.ft. (277.8 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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