



CRAGG LANE | NEWTON | ALFRETON | DE55 5TN

BuckleyBrown
ESTATE AGENTS

****PRICE GUIDE - £450,000 - £500,000**** A PIECE OF HISTORY!!.. This incredible Grade II* Listed home truly is unlike anything we have seen on the market before. Boasting a magnificent plot within a conservation area, this terrific home's origins are believed to trace back to the Tudor era, with an estimated construction period between 1550-1605. The property itself has a fascinating history, presenting generous accommodation that is filled with traditional and timeless architectural features including original fireplaces and wooden beaming throughout, while the extensive surrounding grounds further amplify the grandeur of this stunning home. Extensive renovation is required to transform the home into its full potential, and unlock a blank canvas for your creativity and needs.

The property oozes character and individuality, boasting an incredible entrance hall that provides ample reception space. There's an excellent primary living room, along with a separate sitting room and study. The open-plan kitchen/diner provides space for all essential appliances, and provides a fantastic setting for dinner parties. The property also benefits from a convenient ground floor WC and cellar.

The first floor welcomes you to five incredible bedrooms, all with an excellent amount of space and versatility. A bathroom and separate WC can also be found here. The second floor presents what was once the maids quarters, providing lots of flexibility to utilise to your own advantage, with scope for four additional bedrooms if desired.

Heading outside, you will be presented with spectacular grounds that include expansive lawns and a terrific range of surrounding mature shrubs and trees - a truly amazing space to take advantage of. The property also boasts ample off-road parking space, along with a detached double garage.

The property is within walking distance to the local primary school, and within three miles of excellent commuter links including the M1 and Junction 28.





FURNITURE AUCTION

A large selection of excellent furniture shown within the photos of Newton Old Hall will be available for purchase at The Derby Fine Art and Antique Auction by Bamfords Auctioneers & Valuers from Tuesday 31st October through to Friday 3rd November. This will take place at their Derby Auction House at 46 Nottingham Road, Spondon, DE21 7NL. For more information, please visit <https://www.bamfords-auctions.co.uk/>.

Alternatively, they can be contacted by email at sales@bamfords-auctions.co.uk, or by telephone on 01332 210 000.

HISTORY OF THE HALL

It is believed that a priest hole can be found within the hall that would date the property back to 1550-1605 during the Tudor era and the reign of Queen Elizabeth I. In 1551 the property is believed to have been in ownership of Lord and Lady Sheffield who is recorded to have granted a house

to The Richardson family in 1551 and 1554, who then became bailiffs for her Derbyshire lands. During this time, a chapel existed in the North Wall of the grounds until it fell into ruins in the late 1800s. In 1672, a licence granted for Simon Nowell to preach at the house of John Richardson of Newton. In 1670, Hearth tax record shows the Richardson family were taxed on seven hearths at the Old Hall.

Mary Coates and John Sutton, believed to be servants at the time, scratched their names into the pantry window in 1689. The main, original oak door to the Old Hall is situated opposite the original oak staircase and is reported to be a 17th century structure.

Jedediah Strutt, a frequent visitor of the Old Hall, rented a nearby farm from Mrs Carew Richardson in the 1750s where he developed his 'Derby Rib' machine, establishing a prosperous business that enabled him to help fund Sir Richard Arkwright in



his Cotton Mill at Cromford, as well as founding seven mills himself in the Derwent Valley.

The Downing family took on the Old Hall from the Richardsons in 1778 through a complicated inheritance. William Downing came into ownership of the the property, and expressed his wish to be buried at the Old Hall, a wish fulfilled in 1857. Alongside his grave are those of his wife Martha, and her sister Ann.

Following the death of William Downing, ownership of the Old Hall then passed to his grandson, William Downing Adlington of Skegby, who had a large corn milling business. He rented the property between 1860-1904 to a farmer named George Brooker and his family, who ran it as a farm. George's four grandchildren were the last babies born at the Old Hall, between 1897-1904.

The Old Hall was in major need of repair at the

turn of 1900, with a significant expenditure undertaken by the last Downing owner. This enabled it to be sold to Mrs Mary Augusta Compton Salmond in 1913, who earned an OBE along with the nickname 'Little Mother' for her charitable work for distressed ex-servicemen. in 1940, a local industrialist name Mr Thomas Cotton bought the Old Hall and thoroughly renovated it and rebuilt Old Hall Cottage. Mr Cotton played a significant role in the village, with garden parties being held regularly on the grounds. On coronation day of Queen Elizabeth II, lightning struck and smashed the flagpole. Following the death of Mr Cotton in 1966, the Old Hall was sold to Mr Albert Gautier, followed in 1979 at auction to Mr and Mrs Quilliam. Finally, in 1985, Newton Old Hall became home to Mr and Mrs Radford.



Entrance Hall 19'7" x 22'8"

Accessed through a solid oak door with two windows to the front elevation and an oak staircase leading up to the first floor. With access to a store cupboard, and access into;

Kitchen 6'2" x 14'11"

Complete with stone based kitchen surfaces and shelving, space for appliances, and windows to the front and side.

Living Room 15'0" x 17'9"

With triple aspect windows to the front and side elevation.

Sitting Room 11'1" x 19'7"

With triple aspect windows to the side and front elevation.

Dining Room 14'1" x 16'9"

Open-plan with the kitchen and presenting ample dining space, and two windows to the side elevation.

Study 8'4" x 15'1"

With dual aspect windows to the side and rear elevation.

WC

Complete with a WC, hand wash basin, and window to the rear elevation. With access down to the cellar.

Cellar

With steps leading down from the WC.

First Floor Landing

With three windows to the side and rear elevation, and access into;

Bedroom One 15'2" x 18'1"

With dual aspect windows to the front and side elevation.

Bedroom Two 14'7" x 17'10"

With a window to the front elevation.

Bedroom Three 12'7" x 14'1"

With windows to the side and rear elevation.

Bedroom Four 10'9" x 13'5"

With triple aspect windows to the front and side elevation.

Bedroom Five 8'8" x 15'1"

With dual aspect windows to the side and rear elevation.

Bathroom 4'9" x 6'2"

Complete with a freestanding roll top bath, vintage hand wash basin, and window to the rear elevation.

WC

Complete with a high-flush WC.

Second Floor Landing

With access into;

Hobby Room/Bedroom Six 8'4" x 11'10"

With a window to the rear elevation.

Hobby Room/Bedroom Seven 8'4" x 11'4"

With a window to the rear elevation.

Hobby Room/Bedroom Eight 12'0" x 12'4"

With dual aspect windows to the side and rear elevation.

Reception Room 11'4" x 13'2"

With two windows to the side elevation.

Hobby Room/Bedroom Nine 10'11" x 11'3"

With a window to the side elevation.

Outside

Boasting a magnificent plot with gated access to a detached double garage. A second set of gates lead you through to the property and its grounds, where you'll find an impressive, expansive, and fully enclosed wrap-around plot with lawns, beautiful surrounding mature shrubs and trees, pathways, and storage. With excellent potential for tennis/badminton courts or bowling greens (subject to correct Listed Building Consent and Conservation Area Consent).

Additional Information

There is a gas mains supply to the property.





which have given the parish its present name. While most people in the parish of Blackwell are perhaps aware that Hilcote Hall, which lies practically at the foot of the steep hill upon

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For instance how many residents were aware of the fact that the founder of the wealthy Strutt family of Belper, Jedediah Strutt, the inventor of the ribbed stocking frame, and a great mechanical genius, was born at South Normanton in 1726, he being the second son of a small yeoman, Wm. Strutt, of that parish? And how many more know that he lived subsequently on a farm at Blackwell, having succeeded his uncle at the time of his marriage in 1755, until his patents became lucrative, after which, in 1769, Strutt entered into partnership with the famous Richard Arkwright? It is not our purpose to deal with this interesting personality in this article, as he and his connection with Blackwell will form the subject of subsequent articles in *The Derbyshire Times*, but mention of him serves to show how important and interesting the history of this old parish really is.

Newton Hall, which stands about a mile by road from Blackwell Church, adjoins the more modern licensed house known as the George and Dragon Inn, which belongs to the Duke of Devonshire, and is leased to the Chesterfield Brewery Co. A glance at the stones which have been utilised in the erection of the Hall would convey to the observer at once that if they could speak they would have a tale of centuries to tell.

There can be no doubt that once it was the lordly residence of some local magnate, the scene of sumptuous feasting, and of the dispensation of patronage and support. But the scene has changed. It is now a farm house and was occupied for many years by a respected farmer, named Mr Geo. Booker, who exceeded the allotted span of life before passing to the majority, and the present tenants are his two sons.

In spite of a little modernising in two or three windows, a chimney, and in a portion of the south wall, the Hall possesses a venerable, old-world appearance, although it is a regrettable fact that it is fast going to decay. The roof consists of stone, which is supported by remarkably heavy oak beams, and in one or two places there are signs of these giving way. Only oak could have sustained such a heavy roof. The house is not so roomy as one would think from an exterior view,

is county-wide. Mr Wm. Downing, of Westhouses, the youngest representative in the parish of Blackwell, fully maintains the traditions of his ancestors.

The owner of the old Hall, however, had gifts quite apart from those of an agricultural character. He appears to have possessed in an unique degree independence of character, originality of ideas, and a fair share of eccentricity. The associations of the Downing family, as far as we have been able to trace them, go back to the time when the great-grandfather of Mr Wm. Downing, now of Westhouses farm, owned and lived at the Manor. For many years he resided there, after which he came to Westhouses, leaving his eccentric and oldest son, William, the subject of this article, at the Hall. The elder Downing attained the age of 92 years before he died, and for many years his son William appears to have had full control over the old man, and it is said that he refused to allow his father to make a will. The consequence was, when his father died, Newton Hall and every available asset passed into the hands of his eldest son, who in possession of the old Hall, gave his brother, who by the way was interred at the Blackwell Parish Church in Sept., 1861, just what he liked.

It was always understood by the members of the family that the eldest son made a bonfire of the writings and deeds belonging to the property, a most unfortunate thing in many ways. Finally he appears to have got rid of the property, the present owner being Mr Adlington, of Skegby, who died a few weeks ago.

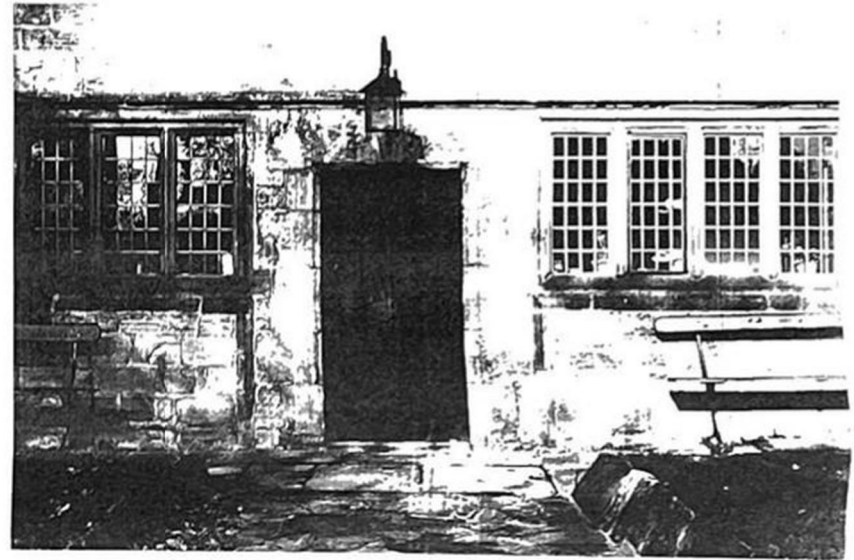
While residing at the Hall he appears to have earned a considerable local reputation chiefly by his eccentric habits. He made a practice of visiting his brother's farm at Westhouses, seizing what stock he thought well—selling it at some local market and pocketing the money.

One of these visits proved to be the last straw that broke the camel's back, and his brother's forceful resentment terminated these raids.

He married two sisters according to inscription upon their tombs, and both with their husband were buried, one on each side of him, in the inner grounds of the Hall.

His marriage does not appear to have cost a great deal in preparation, in money, or anxiety, for he married himself, and it is said, upon what appears to be authority, he buried his wives without any clerical assistance.

While he resided at the Hall he commenced to preach in the adjoining building, which was designated a chapel, and there he taught a Sunday School. He was a Churchman himself, but whether he had disagreed with the vicar of that time, or desired to spread "spiritual light" in Newton, which up to then could not boast of a place of worship, history does not record. However he appears to have propounded his own catechism, taught his own theology, and in the words of one old resident, it was "his chapel." A fair attendance seems to have characterised the services up to the time when he left the Hall, which he forsook for the farm, which is now known as the Church Farm, and which stands opposite to the Parish Church, being occupied at the present time, by Mr Smith.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.