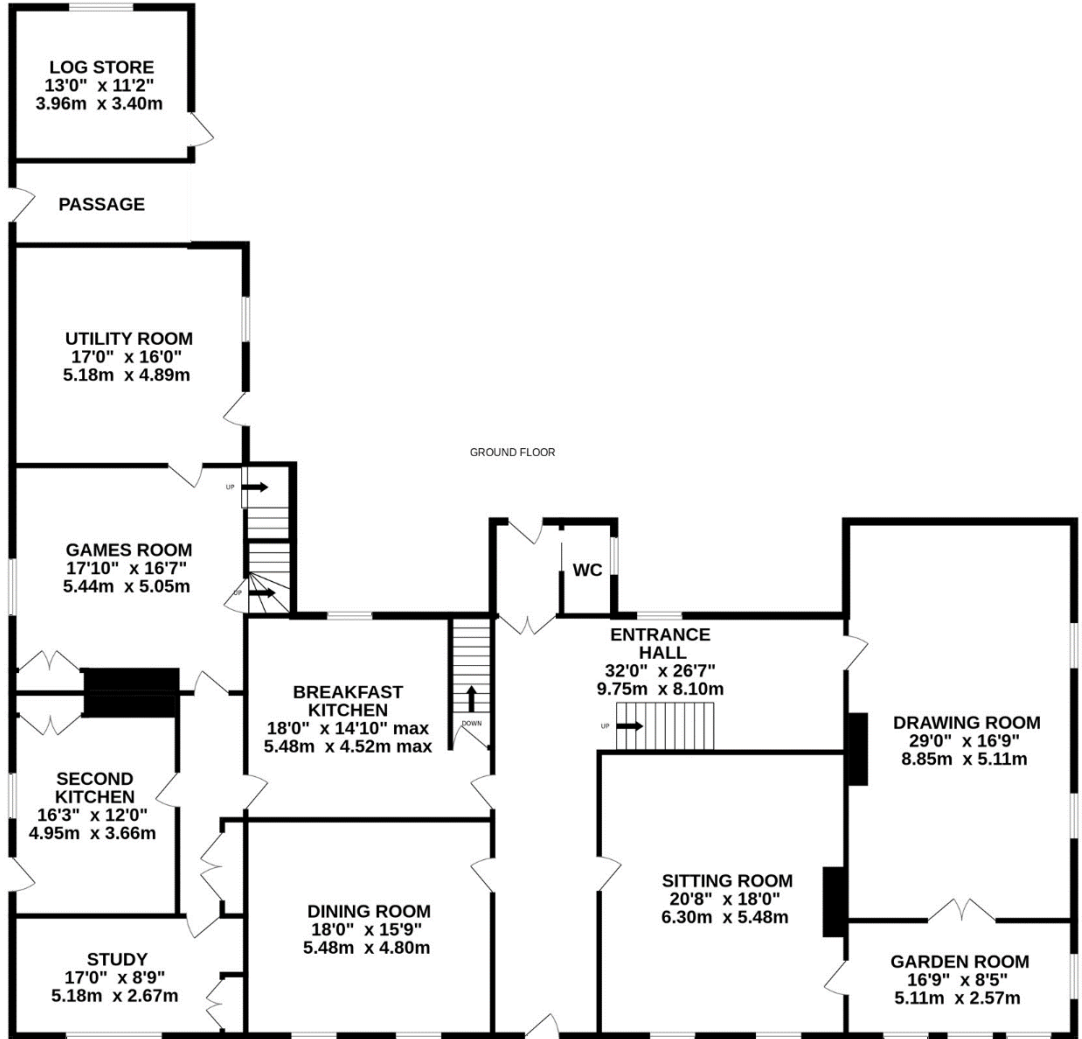


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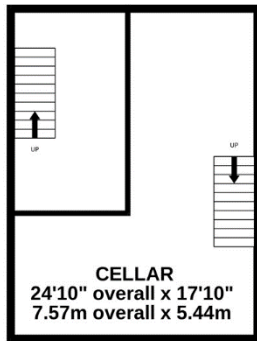


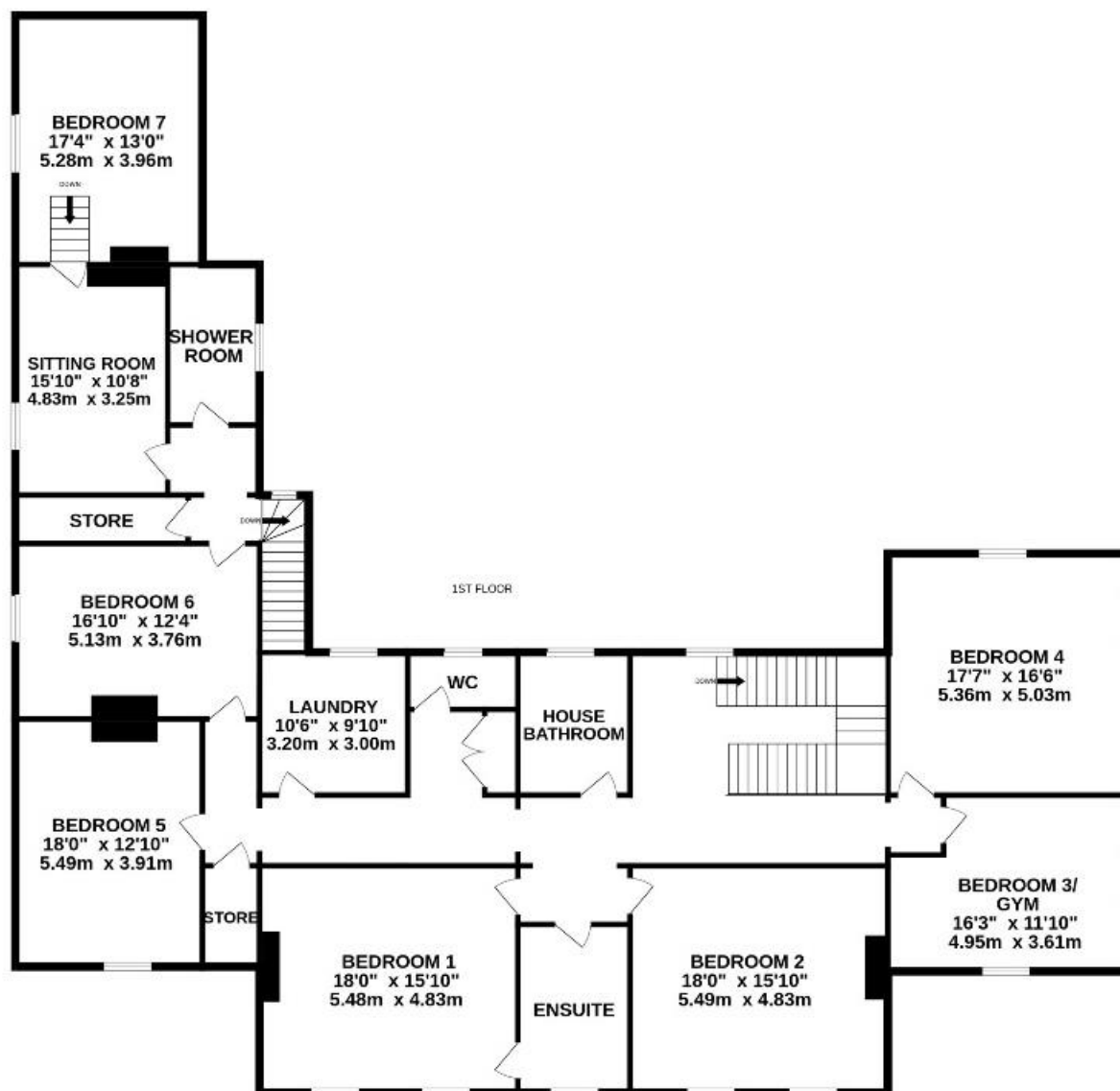
MORTON HOUSE, MORTON, GAINSBOROUGH, DN21 3AA





CELLARS





MORTON HOUSE

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PROPERTY DESCRIPTION

STEEPED IN HISTORY, MORTON HOUSE STANDS IN DELIGHTFUL GARDENS AND GROUNDS AND IS A GRADE II LISTED PERIOD HOME OF A SUBSTANTIAL SIZE WITH BEAUTIFUL OUTBUILDINGS AND A REMARKABLE LOCATION IN THIS DELIGHTFUL VILLAGE, VERY CLOSE TO GAINSBOROUGH PROVIDING EASY ACCESS FOR THE COMMUTER VIA TRAIN OR MOTORWAY NETWORK. A SHORT DRIVE AWAY FROM BAWTRY AND WITH HIGHLY REGARDED FACILITIES INCLUDING QUEEN ELIZABETH HIGH SCHOOL, THONOCK PARK AND PING GOLF CLUB AND MANY OTHER LOCAL ATTRACTIONS. THE HOUSE EXUDES A MAGNIFICENT BALANCE OF CHARM, WONDERFUL PERIOD FEATURES, ALL ENHANCED BY HIGH ELEGANT ROOMS WITH HUGE WINDOWS OVERLOOKING THE GARDENS, GROUNDS, AND LAKE. THIS SEVEN BEDROOMED HOME HAS AN ACCOMMODATION THAT IS EXTREMELY FLEXIBLE, VERY WELL PRESENTED AND HAS A DELIGHTFUL COACH HOUSE COURTYARD WITH SUBSTANTIAL GARAGING AND STABLING. WHEN VIEWED, THE FABULOUS HALLWAY WITH EXQUISITE STAIRCASE AND GALLERIED FIRST FLOOR LANDING IS SURE TO IMPRESS, AND THIS TRULY DOES SET THE SCENE FOR THE REMAINDER OF THE ACCOMMODATION.

Briefly comprises hallway, sitting room, fabulous drawing room, impressive dining room, games room, garden room, study, gymnasium, kitchens, laundry, storerooms, cellars, seven bedrooms, three bathrooms, two storey coach house, garage/workshop, beautiful grounds, impressive driveway and 0.75 of an acre paddock available, if required, by separate negotiation. There is also 35 acres of land just a short drive away that maybe available to rent if required.

Offers Around £1,950,000

ENTRANCE HALLWAY

Measurements – 32'0" X 26'7"

Impressive entrance door with fabulous door furniture and period style window light above gives access through to the stunning entrance hallway. With fabulous limestone floor, particularly high ceiling height and beautiful decorative work including coving. This hallway has a window overlooking the property's rear gardens and delightful timber and coloured glazed doors that lead through to a lobby and from which access is gained out to the rear gardens. The galleried staircase is of a cantilevered design with fabulous wrought iron balustrading reaching up to the galleried and very impressive first floor landing. The hallway is sure to please and sets the scene in terms of style and presentation. The rear entrance lobby has a continuation of the flooring, and a doorway gives access to a downstairs w.c.



DRAWING ROOM

Measurements – 29'0" x 16'9"

A most elegant, beautiful room with wonderful views out over the property's side gardens and large lake in the distance. This room is once again impressive in terms of fabulous carved marble fireplace with gas coal burning effect fire and raised hearth. The room is decorated with coving to the ceiling and has impressive decorative pillars and both windows in fact are two sets of glazed doors giving direct access out to the gardens. These have been fitted with window shutters.





GARDEN ROOM

Measurements – 16'9" x 8'5"

Perhaps best described by the photograph included within this brochure. The garden room enjoys a lovely position and has twin door leading from the drawing room and a further door through to the sitting room. With high quality flooring it is glazed from floor to ceiling with three very large period style sash windows. The stone pillars externally are impressive as is the outlook over the driveway gardens and beyond.



SITTING ROOM

Measurements – 20'8" x 18'0"

With twin period style windows to the front with window shutters this room once again is an impressive formal space. It has picture rail coving; chandelier point with ceiling rose and once again a beautiful marble fireplace with particularly broad open fired grate. Across the hallway is the dining room.



DINING ROOM

Measurements – 18'0" x 15'9"

The dining room once again is an impressive formal room. It has twin windows with window shutters giving a pleasant outlook. It is decorated to a high standard and has picture rail, coving and central chandelier point with ceiling rose. Servery hatch leads through to the breakfast kitchen.



BREAKFAST KITCHEN

Measurements – 18'0" x 14'10" max

A pleasant room with a view out over the rear gardens, high quality flooring, comprehensive range of units at both the high and low level, island unit and all is well appointed. There is a particularly high ceiling with beams on display and inset spotlighting. Doorway leads through to an inner servant's hallway. This leads across to the secondary kitchen.



SECONDARY KITCHEN

Measurements – 16'3" x 12'0"

Once again, a very useful room with an external door, particularly tall period style window with window shutters, delightful arched topped period cupboards, Belfast style sink, ceramic tiled floor, and useful inbuilt cupboards.



STUDY

Measurements – 17'0" x 8'9"

With a lovely outlook to the front with three large period windows and once again enjoying the external stone pillars. This room has a particularly high ceiling height, it has previously been used as a butler's pantry. Off the secondary hallway a doorway leads through to the games room.

GAMES ROOM

Measurements – 17'10" x 11'7"

Once again, a most versatile room that can be used as a dining room. Mahogany pool table covers can be used to transform the pool table into a dining table. This room has once again a particularly high ceiling height, beautiful marble fireplace and period style window with shutters giving an outlook to the side. There is a panelling to the two thirds height and a doorway leads through to the utility room and another doorway gives access to the secondary staircase rising to the first-floor level.



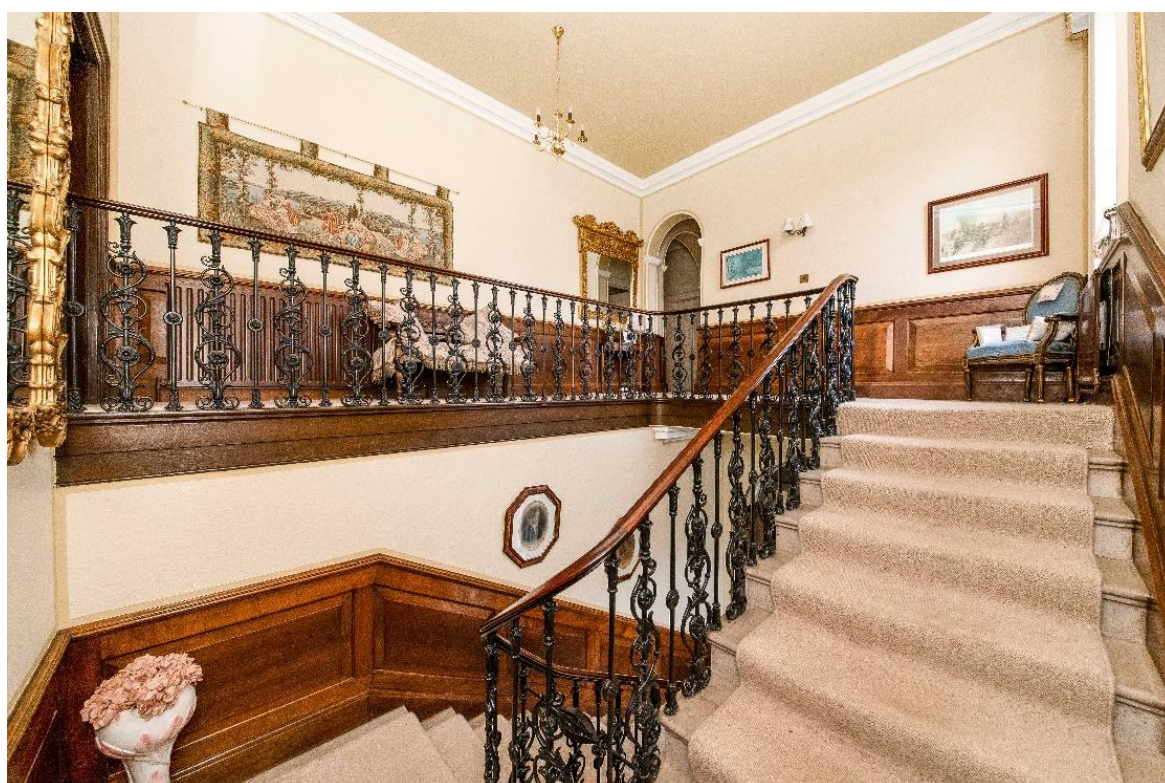
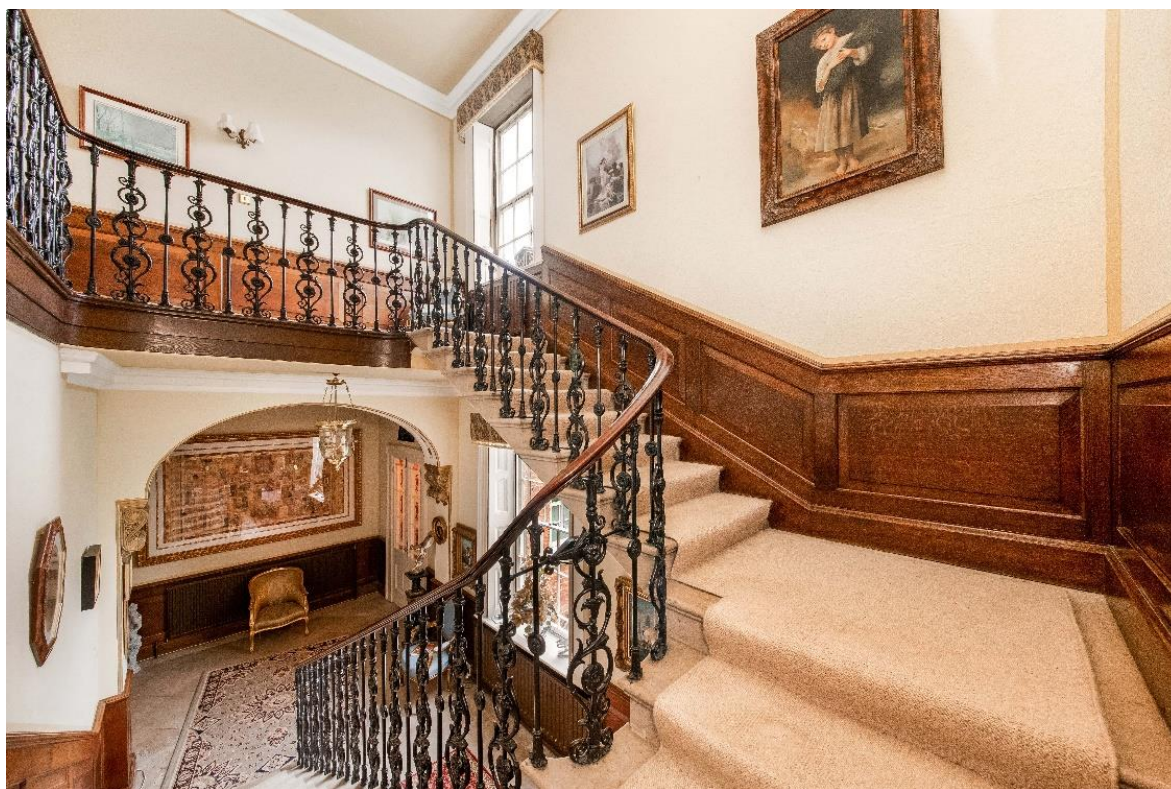
UTILITY ROOM

Measurements – 17'0" x 16'0"

An impressive utility room with a stone flagged floor, external door out to the courtyard, large sink, plumbing for an automatic washing machine, space for a dryer, w.c., benefits from a brand-new quality (ideal standard) industrial heating boiler and particularly impressive period style window providing a large amount of natural light. Door gives access down to useful cellars.

STAIRCASE

From the entrance hallway the previously described beautiful staircase turns and rises in a very elegant manor up to the first-floor landing.



FIRST FLOOR LANDING

This has an impressive window giving a lovely view of over the property's gardens, courtyard, and coach house with clock tower. The first-floor landing is extensive as the floor layout plan suggests and gives access to the following rooms.

BEDROOM ONE

Measurements – 18'0" x 15'10"

A lovely double room with twin windows and shutters gives a delightful view over the property's front gardens. The room is decorated to a high standard and has a chandelier point. Doorway leads through to the ensuite.



EN-SUITE

The en-suite is presented to a high standard with twin wash hand basins and elevated double ended bath in cast iron with period style taps. A window provides a pleasant view from the bath. The secondary doorway to the landing has a delightful period style glazed fan light above.



BEDROOM TWO

Measurements – 18'0" x 15'10"

Once again positioned to the front of the house with a similar outlook courtesy of twin windows, the room is presented to a high standard and is fitted with a period style wash hand basin.



BEDROOM THREE

Measurements – 16'3" x 11'10"

A pleasant room with an outlook to the front and side currently used as a gym.



BEDROOM FOUR

Measurements – 17'7" x 16'6"

Yet again a lovely double bedroom with windows to two sides with truly delightful views out over the property's rear gardens, side garden and lake. This room once again is impressive and is fitted with a wash hand basin and is fitted with coving and picture rail.



BEDROOM FIVE

Measurements – 18'0" x 12'10"

Yet again a lovely double room with a lovely outlook to the front courtyard of a period style window with window shutters. There is once again a high ceiling height and inbuilt wardrobe / cupboard.



HOUSE BATHROOM

Fitted with a large wet room style shower, w.c. with high flush system and period style wash hand basin, beautifully finished and with large windows overlooking the rear gardens, courtyard, and coach house.



SEPARATE W.C.

Once again with high flush system and period style window giving a pleasant view out to the rear.

LAUNDRY / ADDITIONAL NURSERY ROOM

Measurements – 10'6" x 9'10"

Currently used as a dressing room / laundry with delightful window with long distance view.

BEDROOM SIX / HOME OFFICE

Measurements – 16'10" x 12'4"

Extensively used a home office with a lovely window giving a delightful view, fabulous fireplace with open fired grate. This room has twin ceiling light points and high ceiling height. Doorway leads through to the secondary landing.





SECONDARY LANDING

This secondary landing is accessed from the secondary staircase gives access through to a further home office / study which once again has a pleasant view out over the property's side gardens. Doorway from here leads through to the impressive bedroom seven. There is also a large store / gown cupboard.

SECONDARY STAIRCASE

The secondary staircase which leads back to the ground floor level provides a large degree of flexibility of accommodation whether that be for visitors, home office workers or housekeeper / nanny.

BEDROOM SEVEN

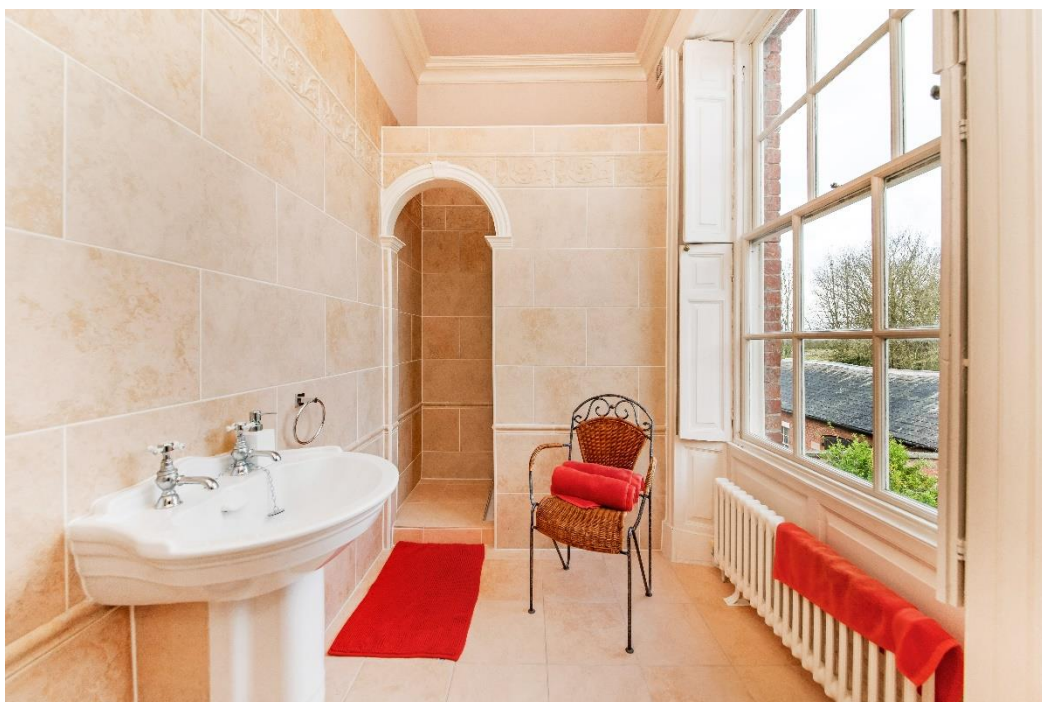
Measurements – 17'4" x 13'0"

Often used as a guest bedroom with a very high ceiling height with timbers on display. Period style window and four ceiling light points.



SECOND HOUSE BATHROOM

Once again beautifully equipped and has a window giving a pleasant view out over the property's gardens, lake and beyond. There is a high flush w.c., pedestal wash hand basin, impressive shower and all is beautifully appointed.



EXTERNAL

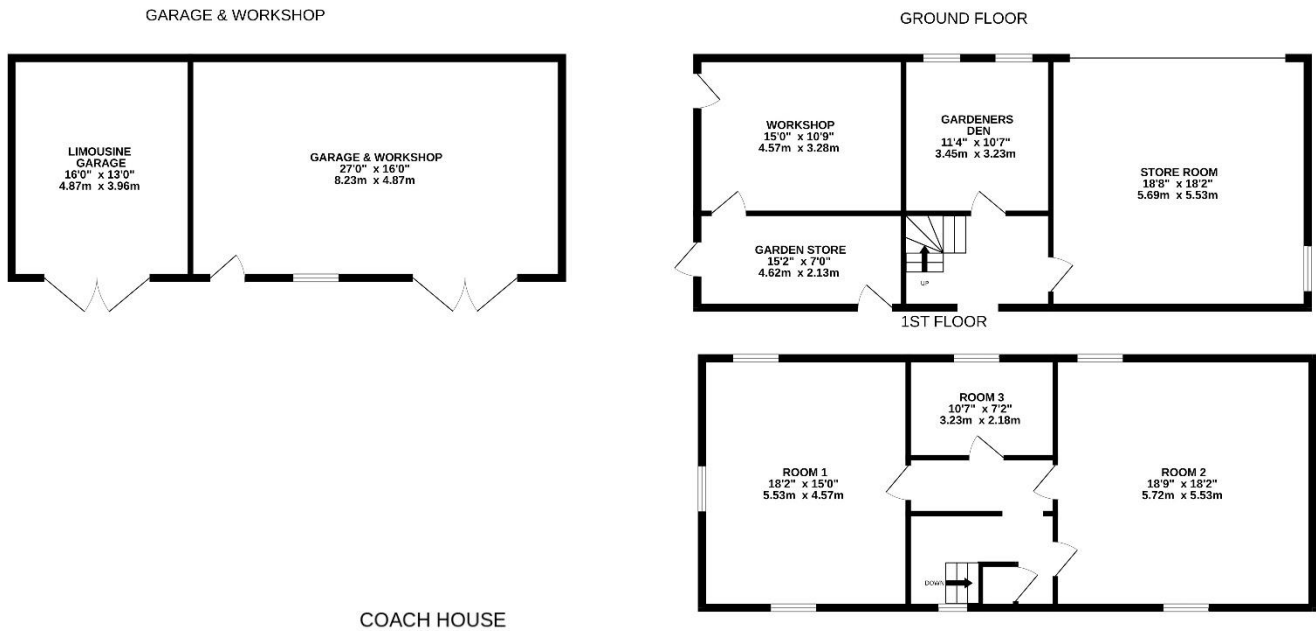
Morton House stands in approximately 3.346 acres with a further 0.75 acres available through separate negotiation and has two impressive gateways both fitted with automatic gates. The principal driveway is a long sweeping driveway which leads up to the receiving area in front of the principal facade of the house. The driveway is in a period style and is complimented by the mature gardens and shrubbery. The driveway continues through to a side lane. This side lane gives access to the rear garden and to the former coach house and courtyard. This is accessed through timber gates with a personal doorway to the side and it is a fabulous feature to the property. To one side there is a coach house / garage / workshop. This provides garaging for three / four vehicles. There is a limousine garage to one end and coach house / garage workshop to the other. Fitted with beautiful period doors and having period window and personal door there is also a window to the rear. This garage block is fitted with a separate gas fired central heating boiler.



COACH HOUSE

The coach house and clock tower have accommodation on both the ground and first floor levels. There are a number of delightful features including established stables, hound kennels within the two small doors to the left that lead through to the garden / garden store with workshop to the rear. There is also a gardener's den with a window out overlooking the property's rear gardens and then there is a fabulous further ground floor room which is believed to have been used for a variety of purposes and is currently used for hobby / storage.

Staircase in a very interesting manor leads up to the first-floor level. Here there are three rooms all of which are currently used for storage but will have been used for hay and the like. Its war time history is interesting and will happily be explained when viewed. There are windows to all these rooms and the space is particularly pleasant with good ceiling height.



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GARDENS

As the photograph suggests the principal gardens enjoy a delightful aspect to the rear / side of the home overlooking the lake with mature shrubbery and trees. A doorway gives access through to a secret garden. This rear / secret garden is enclosed and has a large gate from the side lane. It is principally down to lawn with a delightful amount of shrubbery and trees and attractive walling. There is a former swimming pool perhaps best described as a future pond. This swimming pool will require some major recommissioning. It is served by a detached swimming pool / changing room block which has a w.c. and shower.







LOCATION

The village of Morton sits around 1 mile north of Gainsborough. With its range of shopping facilities, supermarkets, public house, and restaurants. The railway station of Retford and Doncaster offers regular links to London. Road connections are easily accessible via the A1 (M) and M18.

Distances:

Queen Elizabeth's High School – 1 minute drive

Gainsborough train station – 5 minute drive

London's Kings Cross – 2.04 hours by train

Doncaster – 21.4 miles away

Sheffield 39.4 miles away

DIRECTIONS

From Gainsborough head north onto North Street A159 and proceeding onto Morton Terrace and Morton Road. After 0.3 miles turn left onto Front Street. The property will be on the right.

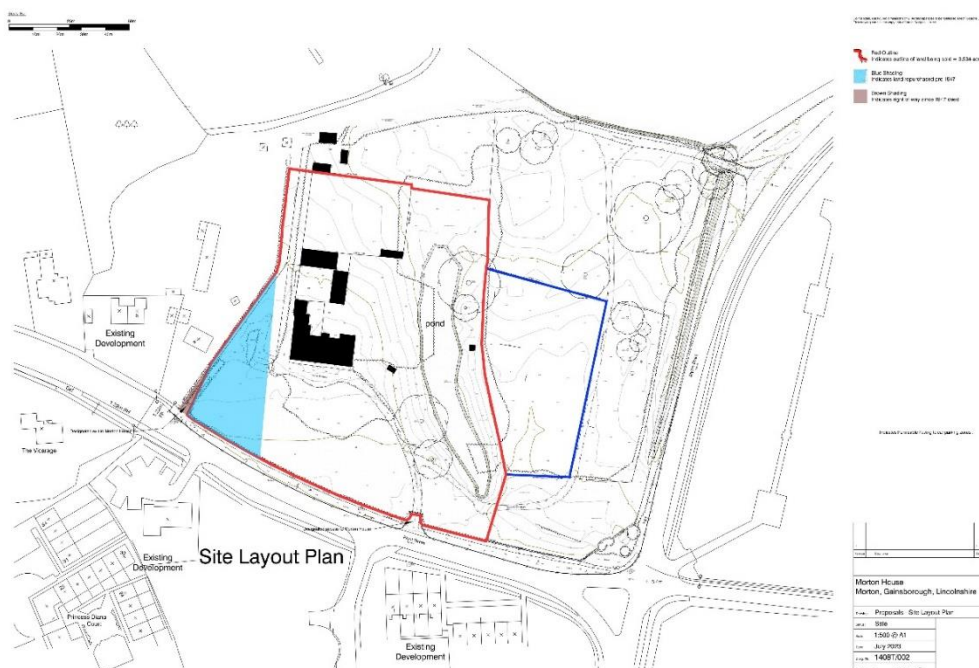
DISTANCES

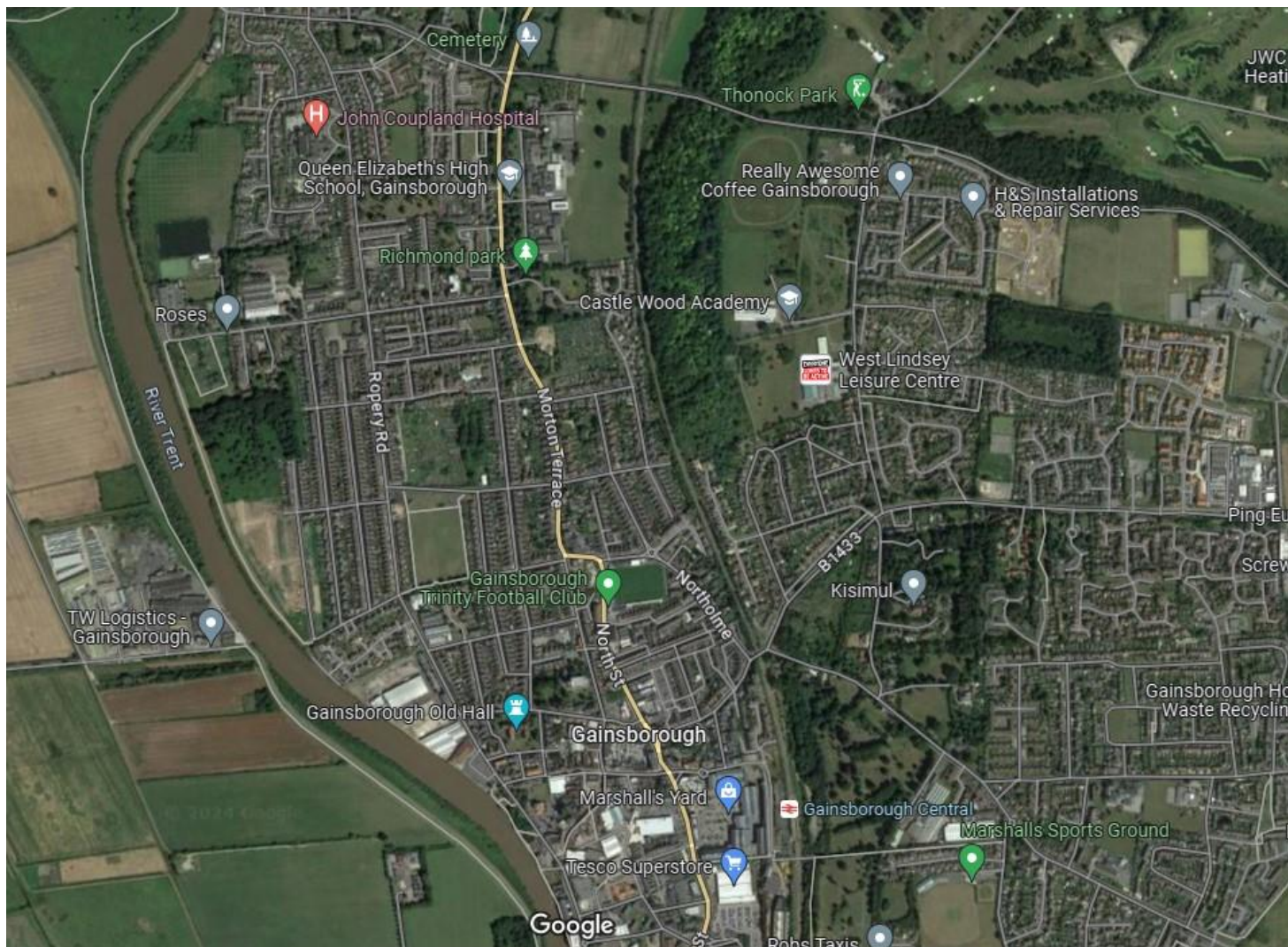
Queen Elizabeth's High School (highest rated school in the country) - 0.3 miles – 8 minute walk (<https://qehs.lincs.sch.uk/>)

Ping Golf Club – 0.5 miles – 16 minute walk (<https://www.thonockpark.co.uk/>)

Gainsborough Old Hall – 1.1 miles – 4 minutes by car (http://www.english-heritage.org.uk/visit/places/gainsborough-old-hall/?utm_source=Google%20Business&utm_campaign=Local%20Listings&utm_medium=Google%20Business%20Profiles&utm_content=gainsborough%20old%20hall)

Marshalls Yard shopping centre – 1.3 miles – 5 minutes by car (<http://www.marshallsyard.co.uk/>)





ADDITIONAL INFORMATION

There is in excess of 35 acres of land just a short drive away that maybe available to rent if so required.

ADDITIONAL INFORMATION

EPC rating – E
Property tenure – Freehold
Local authority – West Lindsey District council
Council tax band – G

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

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W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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Barnsley
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