



Holly House | Fiskerton Road | Rolleston | NG23 5SH

£850,000

FENTON JONES



Key features

- Handsome period property in the popular village of Rolleston
- Built in 1870, retaining a wealth of original features
- Stands in mature grounds with a beautiful south facing garden
- Four double bedrooms, one with ensuite
- Generous living space with family room and two additional reception rooms
- Minster school catchment
- Conveniently positioned for commuters, close to transport links.
- 1.75 acre paddock available by separate negotiation

Description

When it comes to kerb appeal, Holly House has it in abundance. This handsome property, with its typically Georgian architecture, sits elegantly in its plot displaying a beautiful mix of architectural elements including intricate carpentry and artistic brickwork. The decorative portico sets the tone for this home, with the impressive columns and detailed masonry creating a welcoming entrance.

The attractive original front door with semi circular window above opens into a striking entrance hall; rich in detail with its high ceiling, stunning staircase and original wooden floors. This home is steeped in history and period character; many of the windows still have their original recessed wooden shutters, there is a beautiful original fireplace in the dining room with ornate brass fender and even the cast iron meat hooks in what would have originally been the cooks pantry still remain.

The proportions of this home are just beautiful, with all the classic symmetry of a Georgian home there are large, well balanced rooms and gorgeous high ceilings throughout which create a wonderful feeling of space. Downstairs there are two spacious reception rooms as well as a characterful family room which connects through to the kitchen, creating the perfect family hub in this home. There is also a generous utility room and a large cellar with the original cold stone shelving. Upstairs this home boasts four double bedrooms, one with an ensuite and one with a dressing room, as well as a contemporary bathroom with wet room style shower and a large bath.

The garden is just as pretty as the house; the curves and contours of the paths, lawn and beds give the garden a natural feel. There is a large lawn at both the front and side of the house with a generous flag stone patio to the rear offering the perfect spot for family gatherings and entertaining. With south facing aspect and a bounty of trees, plants and flowers this garden is a picturesque country oasis.



Frontage

A private gravel driveway leads up to the front of the property where there is parking for several vehicles. With gravel path leading up to the opulent front portico.

Entrance Hall 5m x 2m

The original solid wood front door opens into a charming entrance hall with an ornate sweeping staircase up to the first floor. The semi circular glass window over the front door casts a beautiful natural light into this space. With original wooden floor and doors to the sitting room, family room, dining room and cellar.

Sitting Room 6.7m x 4.4m

A room of grand proportions, with a beautiful high ceiling and characterful front facing windows with the original integral shutters. The marble fireplace with gas fire provides the perfect spot to snuggle around and cosy down in the evening. With a library wall to one end of the room, door through to the family room and set of glazed french doors leading out onto the side patio.

Cellar 6m (max) x 4.4m

A stone staircase leads down to the cellar; with two rooms both with traditional arched ceilings and the original stone cold shelves.

Dining Room 4.8m x 4.4m

A fabulous dining space filled with natural light from the dual aspect windows, both with the original integrated pulley system shutters. With dado rail, ceiling rose detail and wonderful original working fireplace with cast iron surround, tiled hearth and ornate brass fender.

Family Room 4.2m x 4.1m

A lovely second living room space with an open doorway through to the kitchen which gives this room an open plan feel and provides the perfect family hub in this home. This room is full of period character, with an attractive inglenook fireplace with exposed brick lining and wooden mantle. Previously the cooks pantry, this room still has the original meat hooks adorning the ceiling. There is a set of fully glazed french doors, with glass panels to either side, which open out onto the stone patio with garden beyond. Tiled floor, door through to the utility room and door through to the rear staircase.

Kitchen 5m x 2.6m

Fitted with wood effect cabinets with a granite worktop. There is a double fronted Rangemaster oven with induction hob and Rangemaster extractor fan. With two integrated fridges as well as a built in Bosch microwave and integrated dishwasher. There is a composite sink which sits beneath the window with lovely views out to the side of the property, there is also a second window out to the side of the property.

Utility Room 4.2m x 2.2m

An enviable utility room, almost a second kitchen, with white wall and floor cabinets, laminate worktop and a stainless steel sink. There are two windows, both with wooden blinds, with lovely views out over the garden and patio. With door to a large cloakroom cupboard and a door to the downstairs washroom, (1.7m x 1.2m (max) fitted with toilet and sink). The Worcester boiler is housed in one of the wall cupboards. With tiled floor and door out to the rear patio.

Stairs to First Floor







Landing 4.8m x 2m

At the top of the stairs is a landing spot with steps off to the left and right. To the left, steps up to a door to bedroom 4 and to the right, steps up the main galleried landing. A beautifully light space with window looking out over the front garden and doors to the master bedroom and bedroom 2.

Master Bedroom 4.8m x 4.8m

A large double bedroom with a lovely high ceiling and window looking out to the front garden. With door through to the dressing room.

Dressing Room 2.7m x 1.6m

With window to the side of the property and open doorway through to the rear landing.

Bedroom 2 4.8m x 4.1m

A double bedroom with window to the front and rear of the property. Door through to the ensuite.

Ensuite 1.4m x 1.4m

Fully tiled and fitted with a corner shower with rainfall shower head, heated towel rail, toilet and a wall mounted sink with storage below.

Rear Landing 4m (max) x 1.7m

With window to the side of the house and doors to bedroom 3, bedroom 4 and the family bathroom. The stairs lead down to a door through to the family room.

Bedroom 3 4.1m x 2.7m

Double bedroom, currently used as a home office. With wooden laminate floor and window to the side of the property.

Bedroom 4 4.2m (max) x 4m

Double bedroom with window to the side of the property overlooking the garden. There is a double fronted airing cupboard which houses the water tank.

Bathroom 4.2m x 2.7m

A contemporary style bathroom which is fully tiled and fitted with underfloor heating. Fitted with a wet room style shower with both a rainfall and handheld shower head. There is a large double ended bath and a ceramic bowl sink which sits on a wall mounted unit with drawers below, with additional storage in the wall mounted cabinets to either side of the sink. With toilet, heated towel rail and frosted window to the side of the house.

Garden

A beautiful mature garden with a large lawn to the front and the side of the property. The garden is bordered with established hedges and gorgeous natural looking plant beds which are filled with an array of fabulous trees, plants and flowers. There is a large patio to the rear of the property with wrought iron fencing and a pedestrian gate through from the driveway and side garden. There is also a second patio and raised seating area with pergola in the 'secret garden' area to the far side of the property.

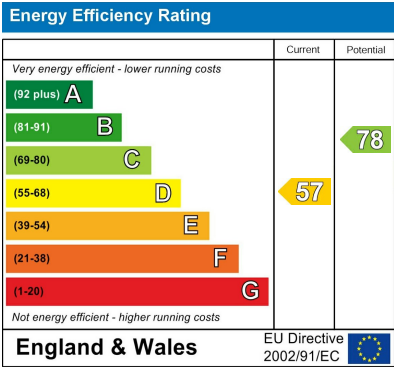
Outhouse 5.2m x 2.6m

There are two wooden doors leading off the patio into the brick built outhouse. With one side of the outhouse currently used as a log store and the other side as storage space.

Floor plans



Holly House, Fiskerton Road, Rolleston



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