



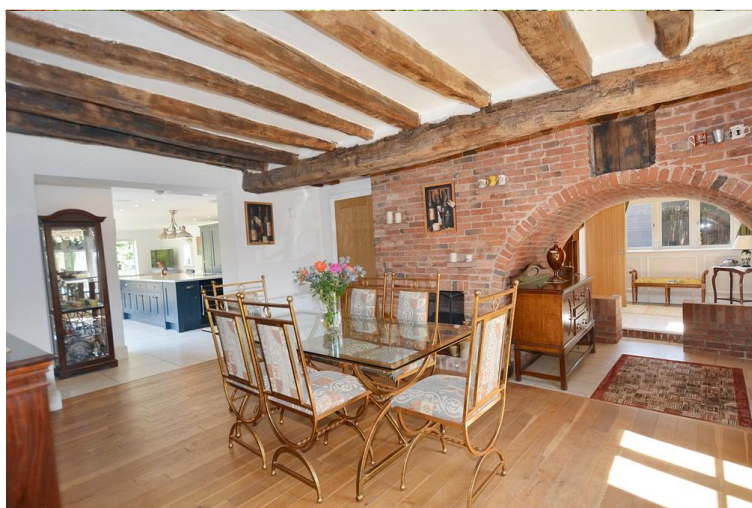
**Palis Hall, Bathley Lane, Norwell,
Newark, NG23 6JU**

£825,000

One of the most charming and historic country homes we have been fortunate to sell, welcome to this stunning Medieval Prebendal Manor House of Southwell Minster. Originally Anglo Saxon existing by 1066 and predominantly re-built in the 16th and 17th centuries. A modern open plan Kitchen/Family Room was completed to the highest standard in 2017. This stunning Grade II listed residence must be seen to be believed with grounds extending to approx.1.45 acres.



Palis Hall, Bathley Lane, Norwell, Newark, NG23 6JU



SERVICES

All mains services available except gas.

EPC RATING – Grade II Listed.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Norwell is a popular rural village, lying approx. 9 miles north of the Market Town of Newark and approx. 8 miles north east of the Minster town of Southwell, with easy access to the A1 and a direct train link to London's Kings Cross via Newark's North Gate train Station (approx. 1hour 20 mins) which lies on the East Coast mainline. The village benefits from an array of amenities including 'The Plough' public house, village hall, primary school and St Laurence's Church.



MAIN ACCOMMODATION Glazed entrance door to;
ENTRANCE HALL 9' 7" x 8' 10" (2.92m x 2.69m) Featuring an ancient vaulted brick passageway connecting the main entrance area with the dining room with a graphite vertical radiator, side picture window and Amtico stone effect flooring.

LAUNDRY ROOM 10' 5" x 6' 9" (3.18m x 2.06m) Fitted with a range of handcrafted oak storage cabinets and granite work surfaces, Belfast sink with hot and cold mixer tap, plumbing for washing machine, space for tumble dryer, Worcester Bosch oil fired central heating boiler, double glazed window to the rear aspect

DINING ROOM 12' 4" x 17' 3" (3.76m x 5.26m) Exposed original Oak ceiling timbers, open fireplace with a Ruabon hearth, solid Oak floor, double glazed window to the front aspect

CLOAKS CUPBOARD Tempest pressurised hot water cylinder, manifold location for underfloor heating.

INNER HALL Stairs to the first floor, double glazed picture window to the rear aspect

SITTING ROOM 14' 11" x 16' 3" (4.55m x 4.95m) Original Oak timbered ceiling and handcrafted brick fireplace with cast iron wood burning stove, Ruabon hearth and Oak mantel, Oak flooring, double glazed French door opening to the rear garden terrace, under stairs storage, passageway off to;



GROUND FLOOR SHOWER ROOM 9' 3" x 3' 9" (2.82m x 1.14m) Fitted with a large recessed shower with polished chrome rainfall and hand held shower attachment, vanity unit with wash hand basin and granite top, low flush wc with concealed cistern, tiled floor, double glazed window overlooking the rear garden



OPEN PLAN KITCHEN/FAMILY ROOM 37' 0" x 13' 1" (11.28m x 3.99m) Stunning example of a listed building extension to create a superb modern day living space with the character and charm of the original building. Fitted with an extensive range of wall and base units, undermounted sink with grooved drainer, further centre island with quartz work surfaces, range of integrated appliances including two Neff slide and hide self clean ovens, Neff five plate induction hob, Siemens dishwasher, Blomberg larder fridge, Blomberg tall freezer unit and CDA wine chiller, coffee station, larder cupboard, range of further drawers and storage cupboards, Bi-fold doors to the rear courtyard



FAMILY ROOM Bright and airy room offering views across the rear grounds through full height windows



FIRST FLOOR LANDING Cupboard, exposed original timber framing, double glazed window to the front aspect

MASTER BEDROOM 13' 7" x 9' 2" (4.14m x 2.79m) Oak plank flooring, double glazed window to the rear garden, access to roof void

ENSUITE BATHROOM 15' 5" x 4' 4" (4.7m x 1.32m) Stylish suite comprising white round ended bath with tumbled limestone surround and chrome mixer tap hand shower, low flush wc with painted cabinet enclosure and quartz shelving over, vanity wash hand basin, mosaic tiled splashback, solid oak plank flooring, double glazed window to the rear

BEDROOM TWO 15' 1" x 9' 3" (4.6m x 2.82m) Range of built in wardrobes, double glazed window to the front aspect



BEDROOM THREE 14' 10" x 8' 8" (4.52m x 2.64m) Range of built in wardrobes, double glazed window to the rear aspect

BEDROOM FOUR 9' 1" x 8' 2" (2.77m x 2.49m) Double glazed window to the front aspect

SHOWER ROOM 7' 7" x 5' 9" (2.31m x 1.75m) Suite comprising fitted corner shower with fully tiled surround, Aqualisa thermostatically controlled rain and hand held shower in glass enclosure, vanity unit, low flush wc with concealed cistern and granite shelf above, pedestal wash hand basin with matching wall cabinet, graphite heated towel rail, double glazed window to the rear aspect





OUTSIDE

A long gravel driveway leads to the front of the property with a turning circle and additional gravel courtyard area for numerous vehicles with mature weeping willow and ash trees providing shade. Timber double garage and stable block built by family owned Scotts of Thrapston with its unparalleled level of craftsmanship and attention to detail. Offering four loose box stables, workshop, tack room and kitchen area with the fenced stable yard. This subject to planning and listed building consent offers potential for adapting to an annex or home office. Exquisite grounds to the rear of the property totally compliment the house and need to be seen to be believed. Directly off the open plan kitchen/family room is an extensive York stone terrace with external lighting and flower/shrub borders, this leads to the rear lawn which offers peace and tranquility in every part. An established orchard provides further shade with the remains of a dry stone wall to its edge.

The gravel courtyard provides parking directly in front of the stables with gated access to the rear grounds and well stocked shrubbery.

Fenced Ménage - situated off the long gravel driveway to the front of the property in an area extending to approximately 0.3 acres with the ménage itself measuring 700 msq.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

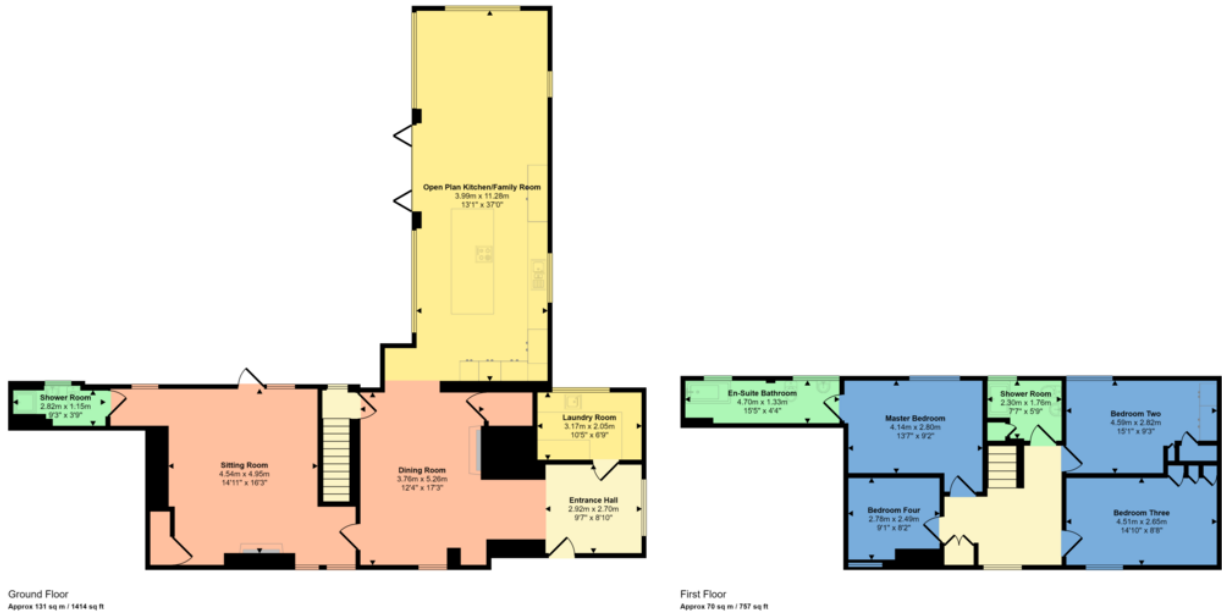
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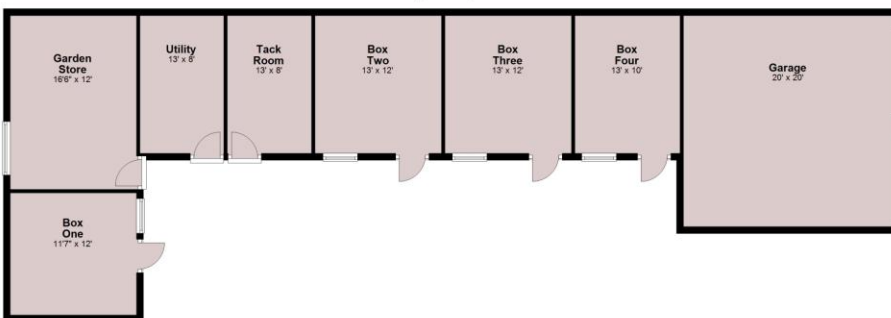




Approx Gross Internal Area
202 sq m / 2171 sq ft



Ground Floor
Approx. 1415.8 sq. feet



Total area: approx. 1415.8 sq. feet
For illustrative purposes only
Plan produced using PlanIt3D

26 Kirkgate
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