



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

**Offers Over  
£800,000**

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 (sts).





#### **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.



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.

## EN-SUITE 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.



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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 thoroughly checked.

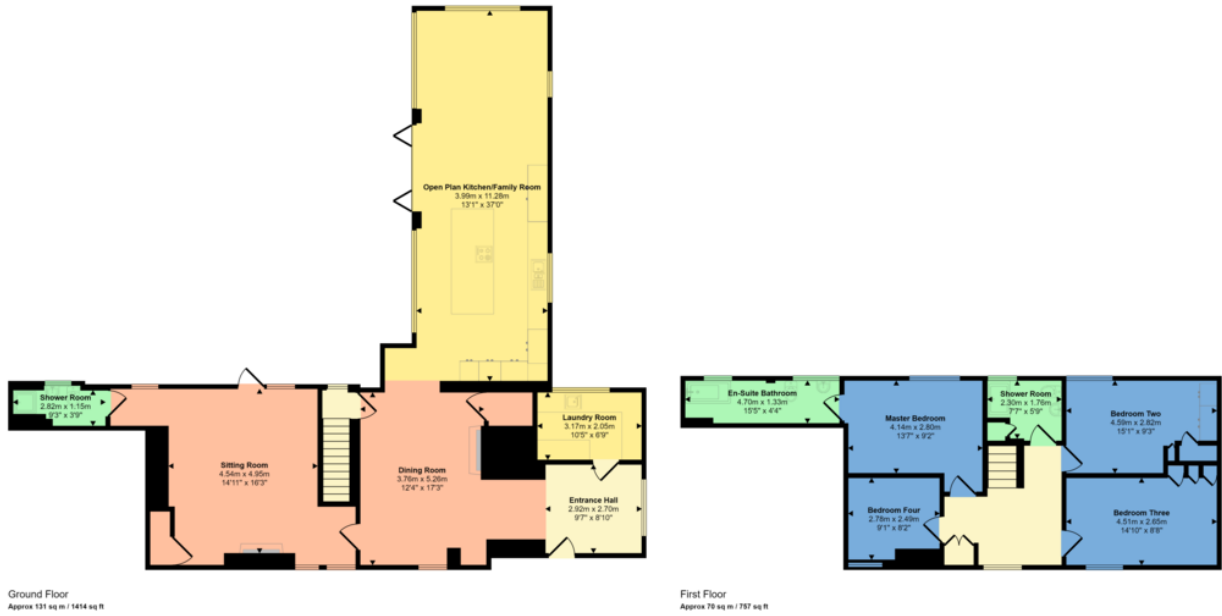
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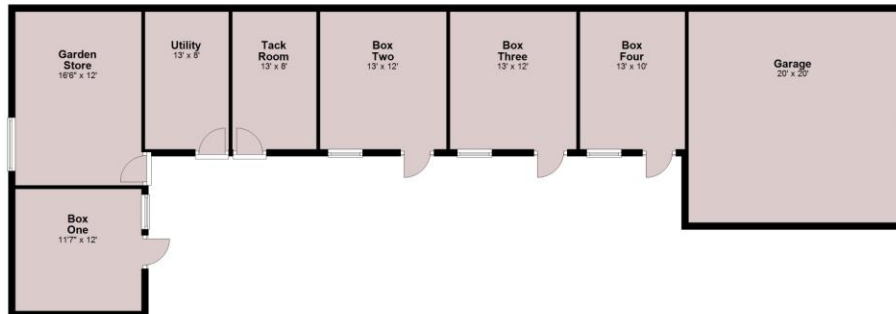


Approx Gross Internal Area  
202 sq m / 2171 sq ft



#### Ground Floor

Approx. 1415.8 sq. feet



Total area: approx. 1415.8 sq. feet

For illustration purposes only.  
Plan produced using PlanUp.

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