

The Stables, Kirklington Road, Hockerton, Southwell, NG25 0PJ

Offers In Region Of £750,000

Spacious and well appointed detached home which has undergone extensive renovation and offers accommodation including entrance hall, lounge, dining room, snug, study/office, breakfast kitchen, utility room/boot room and cloakroom/WC. To the first floor there is a master bedroom with en-suite and walk-in wardrobe/dressing room, three further bedrooms and shower room. Outside, electric gates lead to a large driveway and parking with 7 stables, tack room, winter turn out and brick/pantile barn which has previously had Planning Permission granted 18/00559/FUL for a further property, this Planning has now lapsed. Gated access leads to a rear field which is currently divided into two paddocks with a new orchard planted. In total the land extends to 2.16 acres (STS). We highly recommend an early viewing to fully appreciate this delightful house with land and potential.





SERVICES

Mains electricity and water. Drainage to a septic tank.

Oil fired central heating.

The property has a Verisure Alarm and also benefits from 16 Solar Panels with Tesla Power Wall solar battery storage system.

EPC RATING – B.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS

By prior appointment through Alasdair Morrison and Mundys.





ACCOMMODATION

A front entrance door with glazed panel inset and double glazed window to the side gives access to the entrance hall.

ENTRANCE HALL

13' 5" x 4' 6" (4.09m x 1.37m) With radiator and tiled floor.

STUDY / OFFICE

6' 5" x 15' 0" (1.96m x 4.57m) With double glazed window to side elevation, tiled floor and two radiators.

LOUNGE

20' 10" x 15' 5" (6.35m x 4.7m) With double glazed window and double glazed doors leading on to a large patio area, wall lights, radiator and log burner with brick surround and hearth.

SNUG

13' 0" x 10' 4" (3.96m x 3.15m) With double glazed double doors leading on to a large patio area, wall lights, radiator, tiled floor and dado rail.

DINING ROOM

23' 11" x 12' 6" (7.29m x 3.81m) With double glazed window to the front elevation, beams to ceiling, stairs off to the first floor landing, under stairs storage area and wall lights.

BREAKFAST KITCHEN

16' 7" x 11' 11" (5.05m x 3.63m) Fitted with a range of wall, base units and drawers with oak work surfaces over and splash-back tiling, under mounted sink to work surface, worktop lighting, larder cupboard and pull out larder, beams to ceiling, wine rack, integrated bin, carousel corner unit, display cabinet with lighting, boiler tap, radiator, integrated dishwasher, inset hob with extractor fan over, microwave, oven, double glazed window to two elevations, plumbing for American style fridge freezer and LVT flooring.

UTILITY ROOM / BOOT ROOM

10' 2" x 8' 4" (3.1m x 2.54m) With two base units and oak work surfaces, inset sink unit, plumbing for washing machine, tumble dryer space, vertical radiator, double glazed window and double glazed door to rear elevation.

CLOAKROOM

With pedestal wash hand basin, low level WC, radiator and double glazed window to rear elevation.

HALF LANDING

With double glazed window to rear elevation.

FIRST FLOOR LANDING

With access to roof space.

MASTER BEDROOM

10' 1" x 15' 1" (3.07m x 4.6m) With radiator and double glazed windows to front and side elevations enjoying delightful views to the rear of the property.





EN-SUITE SHOWER ROOM

9' 1" x 5' 9" (2.77m x 1.75m) With suite to comprise of walk-in shower cubicle, wash hand basin in vanity storage cupboard and low level WC, heated towel rail, double glazed window to side elevation and splash-back tiled surround.

WALK-IN WARDROBE / DRESSING ROOM

11' 0" x 8' 8" (3.35m x 2.64m) Fitted with a range of hanging rails, soft closing drawers and cupboards, vertical radiator and spotlights to ceiling.

BEDROOM 2

10' 1" x 10' 4" (3.07m x 3.15m) With double glazed window to front elevation, recessed wardrobe and cupboards and radiator.



BEDROOM 3

9' 11" x 11' 0" (3.02m x 3.35m) With double glazed window to front elevation and radiator.

BEDROOM 4

6' 3" x 8' 7" (1.91m x 2.62m) With double glazed window to rear elevation and radiator.

SHOWER ROOM

7' 6" x 8' 3" (2.29m x 2.51m) With suite to comprise of walk-in shower with splash tiled surround, low level WC and vanity wash hand basin, double glazed window to rear elevation, tiled floor and airing cupboard housing the hot water tank and shelving.

OUTSIDE

Electric sliding gates, with pull in bay, gives access to the extensive driveway which, in turn, leads to further parking. To the front of the property a brick boundary wall which encloses a small raised lawned area with flower/shrub beds and borders.

A side pathway leads to the rear of the property where the Tesla Power Wall is located.

To the side of the driveway there is a 2,500 litre oil tank with brick and pantile barn which previously had Planning Permission granted for the construction of a new dwelling which would involve the demolition of the barn, stables and store.

To the rear of the open fronted machinery/mower store and Stable/Tack Room there is a mobile stable with winter turn out area with side hay store, orchard and two paddocks.

PADDOCKS

There is one turn out yard and orchard with gates leading to the rear field which is currently set as two paddocks with hedge and fenced perimeter. The total plot extending to approximately 2.16 acres (STS).

BLOCK OF FOUR STABLES

12' 0" x 11' 0" (each stable) (4 x 3.66m x 3.35m)

OPEN FRONTED MACHINERY/MOWER STORE

12' 0" x 11' 3" (3.66m x 3.43m)





ADDITIONAL STABLE

12' 0" x 11' 3" (3.66m x 3.43m)

TACK ROOM

12' 0" x 7' 10" (3.66m x 2.39m)

MOBILE STABLE

19' 4" x 9' 2" (5.89m x 2.79m)

HAY STORE

8' 3" x 7' 8" (2.51m x 2.34m)

PLANNING PERMISSION FOR POSSIBLE CONVERSION

Planning Application Number 18/00559/FUL - Newark and Sherwood District Council. This has now lapsed.

WEBSITE

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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 thoroughly checked.

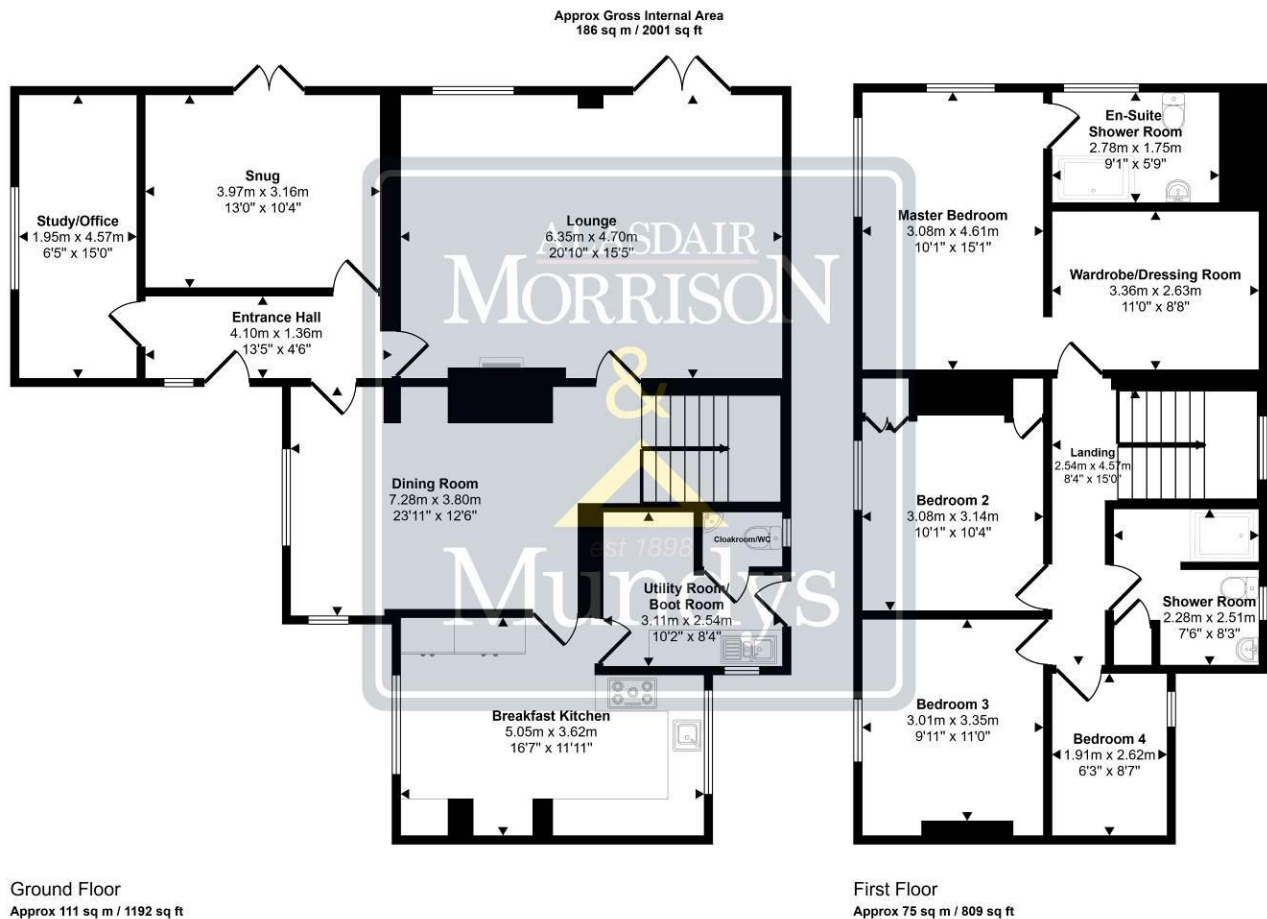
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26 Kirkgate
Newark
NG24 1AB
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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