



COCKERBECK HOUSE

LAMBLEY ROAD LOWDHAM NOTTINGHAMSHIRE NG14 7AY

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

COCKERBECK HOUSE

A substantial detached house of a high calibre, with a detached bungalow annex within the grounds and 13.40 acres of productive agricultural land having an extensive frontage to Lambley Road on the western edge of Lowdham.

Please note that planning consent for the house was granted subject to an Agricultural Occupancy Condition which limits the legal occupation of the house to parties who meet the specified terms.

A copy of the planning consent can be obtained from the selling agents

LOWDHAM

Lowdham is a thriving village some 10 miles to the north of Nottingham offering a useful range of amenities in the village centre, with more extensive amenities in Mapperley and Arnold.

Close to hand the thriving Minster town of Southwell offers a more extensive range of retail amenities, professional services and a sports centre in a market town environment

From the village there is direct road and rail access into Nottingham and relatively easy access to the M1 – A1 national road network and the East Midlands International Airport



GROUND FLOOR

Entrance Hall

6.45m x 3.50m (21'0" x 11'6")
maximum dimensions

An immediate indication of the calibre of the house. Central solid oak period design staircase. Central heating radiator. Useful integral cloaks store.

Cloakroom

Low flush WC and washbasin. Central heating radiator.

Large Main Sitting Room

6.95m x 3.35m (22'9" x 11'0")

A fine main reception room with a Chesney period design fireplace with wood burning stove. Two central heating radiators. Dual aspect to south garden and into the private courtyard garden.

Large Study

6.95m x 3.35m (22'9" x 11'0")
maximum dimensions

A large 'versatile' room having a westerly aspect across the land with double casement French doors opening to decked terrace. Two central heating radiators. Extensive recessed down lighting.





Family Room 4.95m x 3.35m (16'3" x 11'0")



Oak fire surround with Victorian design fire grate.
Underfloor central heating.

Large Open Plan Living Kitchen

8.50m x 4.00m (27'9" x 13'0")

A contemporary space having an extensive range of kitchen units; base storage units with Quartz work surface areas and inset 1.5 bowl sink and Integrated dishwasher. Rangemaster Toledo matt black contemporary range cooker having a main oven, second oven and grill oven. Induction hob unit and Rangemaster extraction canopy. High grade ceramic flooring with underfloor heating. Three section sliding patio door opening to the flagged terrace and private rear garden.

Cloaks/Utility Store

Central heating radiator.

Utility Room 3.45m x 1.60m (11'3" x 5'3")

Full height storage-broom cupboard and lower level base units with Corian work surface and stainless-steel bowl. External garden door and internal access into the garage.

Gardener's WC

Low flush WC and vanity unit with rectangular wash basin.

Please note, the kitchen, family room and utility room have circulatory underfloor heating.



FIRST FLOOR

Upper Landing Area

High level dormer window - south aspect. Solid oak staircase and gallery banister.

Bedroom One

5.60m x 3.50m (18'3" x 11'6")
with spacious walk-in wardrobe store
Two central heating radiators.
Folding window shutters and low voltage ceiling downlighting.

En-Suite Shower

3.50m x 1.25m (11'6" x 4'0")
Large shower cubicle with sliding door.
Vanity unit with wash basin - low flush WC. Central heating radiator.

Bedroom Two

4.00m x 3.50m (13'0" x 11'6")
Two central heating radiators.
Freestanding bedroom furniture.

Bedroom Three

4.00m x 3.65m (13'0" x 12'0")
Central heating radiator.
Freestanding bedroom furniture.

Bathroom

3.65m x 2.45m (12'0" x 8'0")
Contoured panelled bath with shower.
Large vanity unit with oval wash basin.
Low flush WC and laundry store.
Central heating radiator

SECOND FLOOR

Large Bedroom Four

11.00m x 3.10m (36'0" x 10'3")
Useful eaves space wardrobe store
Three Velux roof lights.
Recessed ceiling down-lighting.
Two central heating radiators.



BUNGALOW ANNEX

Entrance Hall

Cloakroom

Vanity unit with inset wash basin and low level WC.

Sitting Room 4.90m x 4.60m (16'0" x 15'0")

Period design fire surround with Victorian design fire grate. Fireside storage - book shelving.

Sun Room

4.45m x 1.85m (14'6" x 6'0")

Breakfast Kitchen 4.15m x 3.10m (13'6" x 10'3")

Extensive range traditional kitchen units with electric oven, Bosch dishwasher and Siemens refrigerator. Electrolux four ring electric hob unit. Concealed extraction fan/lighting unit. Ample breakfast/dining table space.

Conservatory

3.65m x 3.65m (12'0" x 12'0")

A large rectangular UPVC framed conservatory leading from the kitchen, with double casement external doors to access the forecourt.

Utility Room 2.65m x 2.10m (8'9" x 6'9")

Fixed base units with stainless steel sink. Full height store cupboard and second worktop - appliance space beneath. High level wall cabinets. Wall mounted oil-fired central heating boiler.

Bedroom One 3.30m x 3.10m (10'9" x 10'3")

En Suite Shower Room

Large shower cubicle with Mira excel shower unit, vanity unit inset wash basin and low level WC. Full height wall tiling and extraction fan.

Bedroom Two 3.15m x 2.85m (10'3" x 9'3")

plus wardrobe recess.

(Photographs of the bungalow annex are on Page 6)



GARDENS AND GROUNDS

Cockerbeck House is set in an overall land area of 13.40 acres having an extensive road frontage to Lambley Road, with a second entrance into the land from the drive leading to Lowdham Grange.

The house stands in an extensive level garden managed principally as a lawn to the south-west of the house, with a private garden - leisure area having an extensive flagged terrace - barbecue area with direct access into the house through sliding patio doors.

Access into the property is by way of shared tarmac drive crossing the Cocker Beck, leading into an extensive vehicle parking area and to the double garage.

Double Garage

5.55m x 4.45m (18'3" x 14'6")

Electric roller shutter vehicle access door, side personnel and internal door into the house.

Ample workbench space and Belfast sink/drain.

Appliance space/connections and storage racking.

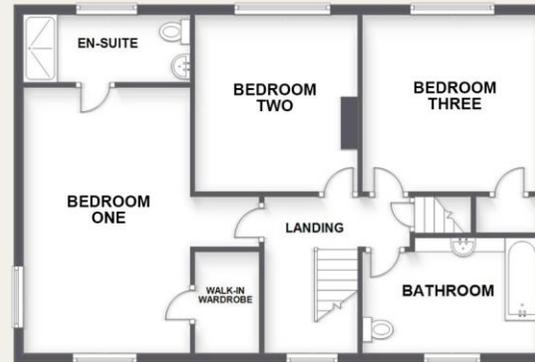
Worcetser Danesmoor oil fired central heating boiler.

The bungalow annex has a separate vehicle parking/turning area with a detached concrete sectional double garage and the grassed area to the south of the bungalow offers scope for the creation of a formal lawned garden.

THE LAND

A compact relatively level block of productive agricultural land to the west of the house which has been seeded to permanent pasture, which can be accessed from the farmstead, or from an access on the western boundary.





SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GENERAL INFORMATION

SERVICES

Mains electricity and water connected.

Septic tank foul drainage. BT telephone service.

Please note that none of the mains service connections, or appliance installations have been tested by the selling agents and no warranties are given or implied.

LOCAL AUTHORITY

Council Tax Band E

Newark & Sherwood District Council

Castle House, Newark on Trent,

Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk

01636 650 000

SPECIAL NOTE

The occupation of the dwelling shall be limited to person(s) wholly or mainly employed, or last employed in agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990, or on forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person.

VIEWING ARRANGEMENTS

By appointment through the selling agents on 01636 815544

www.smithandpartners.co.uk

ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at

<https://www.epcregister.com/searchReport.html>

Ref No: 2490-7642-3422-5198-1923

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

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