



CALVERTS HOUSE
WESTHORPE
SOUTHWELL
NOTTINGHAMSHIRE NG25 0NG

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



CALVERTS HOUSE

A charming Grade II Listed period house offering a spacious and versatile family home with four principal bedrooms and a ground floor annexe/guest bedroom arrangement in a highly regarded leafy setting in the favoured backwater of Westhorpe, which lies within walking distance of Southwell amenities and schooling.

Calverts House is a genuinely charming period house with contemporary refinements, which the present owners have improved appreciatively over past years, whilst being mindful to preserve the integrity and original character and features of the property.

SOUTHWELL

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to The Burgage.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with an active sports centre and swimming pool.

Newark on Trent, a larger market town, offers a more extensive range of amenities, professional services, restaurants and leisure activities and from Newark Northgate station there is a fast rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

MILEAGES

NEWARK - 8 miles
 NOTTINGHAM - 14 miles
 MANSFIELD - 12 miles
 LINCOLN - 24 miles
 EMA - 30 miles
 LEICESTER - 35 miles

PRICE GUIDE: £830,000



Possible annex bed/sitting room

GROUND FLOOR

Entrance Hall

Traditional boarded solid timber entrance door. Balustraded single flight open staircase rising to first floor landing – gallery. The ceiling above the stairwell extends the first floor roof line creating a sense of scale and volume to the hall. Glazed doorway and step leading down to:

Main Sitting Room

8.00m x 4.10m (26'3" x 13'6")

A charming and spacious room having exposed original ceiling timbers. The focal point of the room is a traditional fireplace with exposed brick inlay and flagstone hearth. Two secondary double glazed sliding sash windows overlooking the main garden.

Second Sitting Room

4.10m x 3.85m (13'6" x 12'6")

A room of appreciable character having a heavy exposed original timbered ceiling and a striking inglenook style fireplace incorporating a fitted cast iron wood burning stove set to a flagstone hearth. Exposed original quarry tiled flooring. Period corner cupboard. Secondary double glazed Yorkshire sliding sash window. Latched doorway and step leading up to:

Open Plan Country Kitchen and Dining Room/Breakfast Room

Being a particular feature of the sale having a mellow limestone floor and partially exposed white painted ceiling timbers.

Shaker Style Kitchen/Breakfast Room

5.50m x 4.15m (18'0" x 13'6")

Having a range of painted pastel tone cabinets in an L-shaped formation complemented by striking granite working surfaces and a matching culinary island - breakfast bar. Ample base and wall storage cabinets. Fitted white Belfast sink unit. Fitted CDA gas fired range cooker. Integrated dishwasher. Recess incorporating American style fridge/ice maker. Useful enclosed pantry/housekeeper's cupboard. Recessed low voltage lighting. Access to roof void. Sealed unit double glazed French doors opening to a pleasant flagstone terrace overlooking the gardens with the Westhorpe street scene beyond. Open plan to:

Spacious Dining Room/Morning Room

4.15m x 3.40m (13'6" x 11'0")

Secondary double glazed Yorkshire sliding sash window to front aspect.

Outer Lobby/Cloakroom

Laundry/Boiler Room

Fitted Glow-Worm gas fired boiler serving domestic hot water and central heating system. Fitted Duplex unvented hot water cylinder. Plumbing for automatic washing machine. Range of wood grain effect working surfaces and quarry tiled flooring.

Cloakroom/WC

Fitted contemporary cloakroom having a low flush wc with concealed cistern and wall mounted wash hand basin with tiled splashback. Useful built in low level storage cabinets.



FIRST FLOOR

Long Landing Passageway

Having a central open stairwell and gallery overlooking the hallway beneath. Quaint period window to the front elevation. Attractive traditional Wainscot boarding and display shelving.

Bedroom One 4.10m x 3.30m (13'6" x 10'9")
Secondary double glazed Yorkshire sliding sash window. Access to roof void. Range of bespoke built in wardrobes and drawer chests.

En Suite Shower Room

Having a large recessed shower cubicle incorporating a fitted thermostatically controlled shower with folding glass screen enclosure, vanity wash hand basin with tiled splashback and storage cabinet beneath – mirror light over, and a low flush wc with concealed cistern. Chrome ladder towel rail/radiator.

Bedroom Two 3.45m x 3.10m (11'3" x 10'3")
Secondary double glazed sliding sash window to front elevation. Recessed low voltage lighting.

Bedroom Three 3.50m x 3.10m (11'6" x 10'3")
Secondary double glazed sliding sash window.

Bedroom Four 3.40m x 2.35m 11'0" x 7'9"
Secondly double glazed period window. Built in double wardrobe. Recessed ceiling lighting.

House Bathroom

Having a traditional white suite comprising panelled bath with side mixer tap, vanity unit with square wash hand basin and chrome mixer tap and a low flush wc with concealed cistern. Useful storage cabinets. Chrome ladder towel rail.



POTENTIAL ANNEX/GROUND FLOOR BEDROOM SUITE

Arched opening from the kitchen to:

Entrance Hall

Having a glazed front door and matching side screens opening to the front garden flagstone terrace. Excellent natural lighting created by a lantern roof. Mellow limestone flooring extending through from the kitchen area.

Bed Sitting Room (Bedroom Five)

3.90m x 3.00m (12'9" x 9'9")
Having a partially vaulted mono pitch ceiling and double glazed French doors opening to the front flagstone terrace - attractive aspect of the frontage gardens and Westhorpe street scene beyond. Access to roof storage void.

Fully Tiled Wet Room/Shower Room

Having a thermostatically controlled chrome shower, white pedestal wash hand basin and low flush wc. Chrome ladder towel rail. Wall and floor tiling including eau de nil detailing.

TRADITIONAL PARTIALLY WALLED COUNTRY GARDENS AND DOUBLE GARAGE

Calverts House enjoys a delightful leafy setting with a long frontage to Westhorpe, protected by a high period brick wall and a mature line of ornamental deciduous tree specimens. The garden features a shaped level lawn and densely stocked classically country garden herbaceous beds and borders.

Vehicular access from Westhorpe is through a gated entrance with the tarmac drive passing the front of the property and culminating in the eastern corner of the site with car parking space and access to the detached double garage of brick and hipped pantile construction with electrically operated up and over access doors.

Sun Terrace

There is an attractive flagstone sun terrace at the far end of the garden offering a sheltered vantage point back towards Calverts House with delightful aspects across the garden towards the leafy characterful street scene of Westhorpe.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains services are available. Gas fired central heating circulating to radiators.

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

LOCAL AUTHORITY

Council Tax Band F

Newark & Sherwood District Council

Castle House

Great North Road

Newark on Trent

Nottinghamshire

NG24 1BY

www.newark-sherwooddc.gov.uk

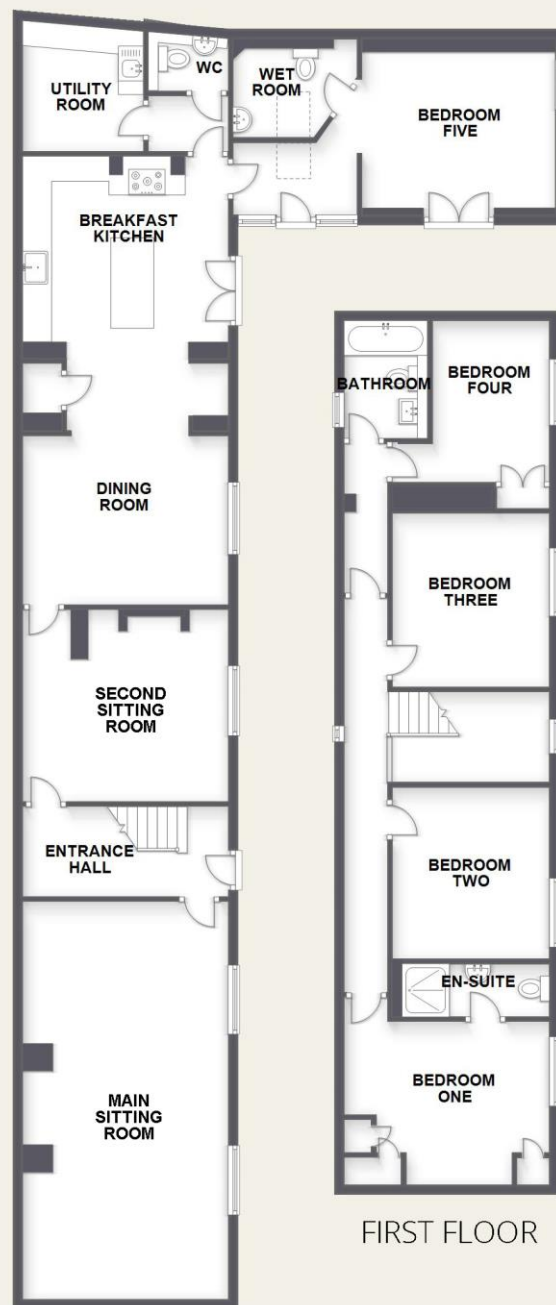
Tel: 01636 650 000



VIEWING ARRANGEMENTS

IF YOU ARE INTERESTED IN CALVERTS HOUSE
AND WOULD LIKE TO ARRANGE A VIEWING,
PLEASE CONTACT US ON 01636 815544

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GROUND FLOOR

FIRST FLOOR

LISTING

Heritage Category: Listed Building

Grade: II

List Entry Number: 1214726

Date first listed: 20-Jul-1971

List Entry Name: CALVERT'S FARMHOUSE

Statutory Address: CALVERT'S FARMHOUSE,
34, WESTHORPE

The building or site itself may lie within the boundary of
more than one authority.

County: Nottinghamshire

District: Newark and Sherwood (District Authority)

Parish: Southwell

National Grid Reference: SK 69076 53681

Details

WESTHORPE, Westhorpe SK6953 1919-0/10/227
(North side) 20/07/71 No.34 Calvert's Farmhouse.

GV II

Farmhouse, now a house. c1770. Brick with pantile roof. Cogged eaves. Coped gables, 2 ridge stacks, both rebuilt late C20. 2 storeys; 5 window range. Near-central 2-light casement with Gothic glazing bars. To left, two 3-light Yorkshire sashes with Gothic glazing bars, and to right, a similar window. To right again, a C20 casement. Near-central 6-panelled door flanked on either side by two 3-light Yorkshire sashes, those to the left with segmental heads and Gothic glazing bars. Left gable, to street, has a blocked first floor window.

Listing NGR: SK6907653681

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN

NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Conditions of Sale

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