

# THE COACH HOUSE

MAIN STREET WOODBOROUGH NOTTINGHAMSHIRE NG14 6EE



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## THE COACH HOUSE

A fine and substantial coach house of historic interest in a wonderful village setting which has been the subject of a “no expense spared” grand design restoration project over recent times, subsequent to the original conversion scheme, and today offers one of the most captivating, exquisite and interesting homes we have seen.

The present owners commissioned specialist contractors to completely transform the property into a 21<sup>st</sup> century home of the highest calibre. Special mention is made of the replacement of all the original windows and glazing sections with handcrafted bespoke double glazed hardwood windows having polished nickel furnishings, exquisite internal doors, high-end custom-built kitchen, luxurious sanitaryware and on trend interior design.

## WOODBOROUGH

Woodborough is a highly regarded village set in unspoilt undulating Nottinghamshire countryside, some eight miles or so to the north-east of Nottingham. The village offers a useful range of amenities - which include two village inns, a village hall, a tennis club, ‘active’ churches, primary schooling and a close by general village store.

The village has been successful in “Best Kept Village” competitions over previous years and is much loved by residents, both long-standing and recent.

Close to hand there are more extensive amenities and professional services in Arnold and on Mapperley Plains and from the village there is direct road access across Mapperley Plains into Nottingham centre.

In turn, the surrounding regional centres of Southwell, Newark on Trent, Mansfield and Grantham (with A1 connection southbound) are accessible from the house - as is the M1 Motorway network and the East Midlands Airport.

The A46 dual carriageway road improvements, which effectively link Lincoln to Leicester and the M1 Motorway (S), have improved commuting convenience from Woodborough (via the East Bridgford junction) to surrounding population centres which are now both quicker and safer and the village is very much ‘on the map’ for the commuting worker seeking a rural village way of life, whilst remaining conveniently placed for daily travelling.

**PRICE GUIDE: £1,600,000**

## GROUND FLOOR

### **Stunning Entrance Hall** 10.00m x 2.15m (32'9" x 7'0")

*Offering a dramatic and lasting first impression of this truly remarkable home.*

Imposing beautifully proportioned six panel fielded solid timber bespoke entrance door. Remarkable open vaulted ceiling.

The entrance hall has been remodelled over recent years and is a dramatic and unique feature, there being a superb principal oak dressed main staircase and a complimentary secondary staircase, each with decorative contemporary polished steel balustrading and crystal ball detailing rising to the main and secondary landing areas.

Continuous high grade decorative porcelain flooring. Series of fielded oak internal doors with striking polished nickel furniture.

**Note:** *All windows and door furnishings throughout The Coach House are of a matching polished nickel finish.*



### **Useful Walk-In Cloakroom**

#### **Outer Hall**

Having a sealed unit double glazed oak framed picture window with a remote controlled internal blind system.

#### **Fully Tiled Cloakroom/Wet Room**

SP Porcelanosa multi jet thermostatically controlled shower system - glass enclosure. Chrome ladder towel rail.

#### **Study/Family Room**

5.65m x 4.50m (18'6" x 14'9")

Further sealed unit double glazed oak framed picture window with remote controlled internal blind system.

#### **Laundry Room**

Having a range of pastel grey units in an L-shaped configuration. Contemporary design Smeg stainless steel Belfast sink unit. Quartz working surfaces. Plumbing for automatic washing machine. Decorative porcelain floor tiling matching the main entrance hall.





**Elegant Main Sitting Room** 7.70m x 6.00m (25'3" x 19'9")

*A quite beautifully proportioned main sitting room reflecting well considered eye catching contemporary interior design in the context of a fine traditional period room.*

Striking herringbone oak flooring. Stunning mellow limestone open fireplace having a burnished steel inlay and hob grate. Arched profile sealed unit double glazed oak window. Two sets of stunning deep floor to ceiling double height French doors opening to the pool terrace and garden. Detailed deep traditional ceiling cornice. Two ceiling roses. Half glazed fielded oak doors connecting to the breakfast room/day room and kitchen.

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## Cutting Edge Breakfast Kitchen/Day Room/Dining Room

(L-Shaped)

11.10m x 3.75m (36'3" x 12'3")

Once again, a superb example of creative interior design, sensitive to period character and architecture, arguably the hallmark of this wonderful "grand design" restoration.

### Hettich High Grade Kitchen Installation

Having a range of extensive quartz working surfaces extending to a circular breakfast bar complemented by a comprehensive range of high calibre cabinets and superb appliances. Smeg 1.5 bowl Belfast stainless steel sink unit - fitted NK Porcelanosa mixer and shower tap. Separate Quooker boiling tap. Fisher Paykel wine cooler. Miele double oven with warming drawer beneath, Neff induction hob and separate Neff two ring gas hob, Miele dishwasher, tall Leibherr larder fridge and separate freezer, Miele steam oven and Miele combination microwave oven. The array of appliances is incorporated into a full range of bespoke cabinets including a pantry cupboard - housekeeper's cupboard, corner carousel storage, pan drawers and conventional drawers and base units.

Series of high-grade replacement sealed unit double glazed period design windows. Open plan to:

### Distinct Day Room/Dining Room Area

Connecting to the adjacent conservatory and sitting room.



**Stunning Victorian Orangery**  
11.90m x 5.60m (39'0" x 18'3")  
*maximum dimensions*

A remarkable original feature of The Coach House and associated buildings having a mellow limestone floor and a high mono pitch glazed roof line. This incredible south facing room offers a wonderful recreation area. The orangery connects to the outdoor swimming pool, courtyard, pool plant room and pool room kitchen/food preparation area.



## FIRST FLOOR

### Main Central Landing

Arguably one of the signature features of The Coach House - the fine oak dressed staircase alights from the ground floor boasting a wide gauge single flight design with stunning polished steel balustrading, and from the landing itself there is a stunning leafy aspect over the adjacent walled gardens - a rather special outlook. Access to roof void. Large, enclosed airing cupboard.

### Exquisite Main Bedroom Suite

6.20m x 5.10m (20'3" x 16'9")

Having a high vaulted ceiling revealing exposed roof truss formations, three sealed unit double glazed Velux roof lights. Three decorative column radiators. Doorway to:

#### Private Landing

Having an oak dressed staircase descending to a:

#### Superb Dressing Room 5.15m x 3.40m (16'9" x 11'0")

Series of glass fronted sliding door wardrobes. High grade oak floor. External access via mezzanine roof terrace and spiral staircase to front courtyard.

#### Luxurious En Suite Bathroom

Featuring a Krion contemporary double washstand with two cascading mixer taps, large walk-in shower cubicle - overhead rain shower, hand shower and glass enclosure and a low flush wc. Porcelain floor and wall tiling. Chrome ladder towel rail.

#### Luxury Split Level House Bathroom

Striking rolltop contemporary design freestanding bath, pedestal chrome mixer tap/hand shower, upper-level shower area - SP Porcelanosa thermostatically controlled multi jet shower system, the twin wash hand basin fixture features useful storage cabinets beneath and a low flush wc with concealed system. Replacement period design sealed unit double glazed window - plantation shutters.

#### En Suite Bedroom Two 5.75m x 3.05m (18'9" x 10'0")

Decorative column radiator. Replacement sealed unit double glazed period design timber window.

#### En Suite Shower Room - Fully Tiled

High grade corner shower with multi jet SP Porcelanosa shower system, glass enclosure, contemporary floating vanity wash hand basin with cabinets beneath and a low flush wc. Chrome ladder towel rail.



## FIRST FLOOR CONT...

### **Rear Bedroom Three** 4.90m x 2.95m (16'0" x 9'9")

Decorative column radiator. Two replacement sealed unit double glazed period design timber windows.

*The secondary staircase rising from the main entrance hall leads to a secondary bedroom wing which would serve perfectly as an independent teenage wing or annex arrangement, depending upon family requirements.*

### **Striking Landing Gallery**

Interesting vaulted ceiling line – sealed unit double glazed Velux roof light. Decorative column radiator.

### **Bedroom Four**

5.75m x 5.00m (18'9" x 16'3")

Two sealed unit double glazed Velux roof lights. Period design sealed unit double glazed replacement timber window - plantation shutters. Interesting, vaulted ceiling lines. Two ornamental column radiators.

### **Bedroom Five** 3.75m x 2.85m (12'3" x 9'3")

Vaulted ceiling lines. Period design sealed unit double glazed window - plantation shutters. Decorative column radiator.

### **Luxury Shower Room**

High grade NK Porcelanosa suite featuring a large corner shower cubicle with multi jet state-of-the-art shower system and a glass enclosure, contemporary vanity wash hand basin and a low flush wc with concealed cistern.

Replacement period design sealed unit double glazed timber window - plantation shutters. Theatre like vanity mirror. Chrome ladder towel rail.

### **Snug/Sitting Room**

5.50m x 3.05m (18'0" x 10'0")

Having a vaulted ceiling. Two Velux sealed unit double glazed roof lights. Useful eaves storage.

This room serves as a versatile potential private study area, a gaming/media room for teenagers.



## EXTENSIVE WALLED GROUNDS

*0.72 acres (or thereabouts)*

The setting of The Coach House is absolutely stunning, standing within the leafy Conservation Area of Woodborough village in the lea of Woodborough Hall, a fine and substantial period property which this remarkable coach house conversion once served together with the connecting walled gardens.

*Woodborough Hall is presently a small scale private hotel and event venue with planning control over its use and, in our opinion, it does not adversely affect the amenity and lifestyle offered by The Coach House.*

A long rising tarmacadam approach drive leads to The Coach House from Woodborough Main Street through an imposing and absolutely stunning wrought iron gated entrance into a secure internal parking court, giving access to the integral garage and main house.

### **Integral Garage** 6.80m x 5.30m (22'3" x 17'3")

Immediately to the rear of The Coach House there is a wonderful elevated stone terrace overlooking the inner walled garden and swimming pool courtyard - ideal for outdoor entertaining, connecting to the main house through the orangery and imposing double doors of the main sitting room.

### **Heated Outdoor Swimming Pool Courtyard Complex**

Having a long outdoor pool enclosed by low level steel fence balustrading for safety purposes.

Pool plant room and separate pool kitchen - alfresco food preparation area.

The inner walled garden area features a densely stocked shrubbery and level lawn with an arched opening in a original period wall leading out to the outer walled garden.

### **Outer Walled Garden**

A stunning walled garden featuring an expansive level lawn and a summer house and water garden at the far end offering a tranquil vantage point back towards The Coach House incorporating the leafy setting of the property.

Small mature spinney of interesting tree specimens.  
Productive rose garden.



## GENERAL INFORMATION & FLOORPLANS

*FLOORPLANS FOR IDENTIFICATION  
PURPOSES - NOT TO SCALE*

### SERVICES

All main services are available. Gas 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 G*  
Gedling Borough Council  
Civic Centre  
Annot Hill Park  
Arnold  
Nottingham  
NG5 6LU  
[www.gedling.gov.uk](http://www.gedling.gov.uk)

### VIEWING

#### ARRANGEMENTS

If you are interested in The Coach House and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

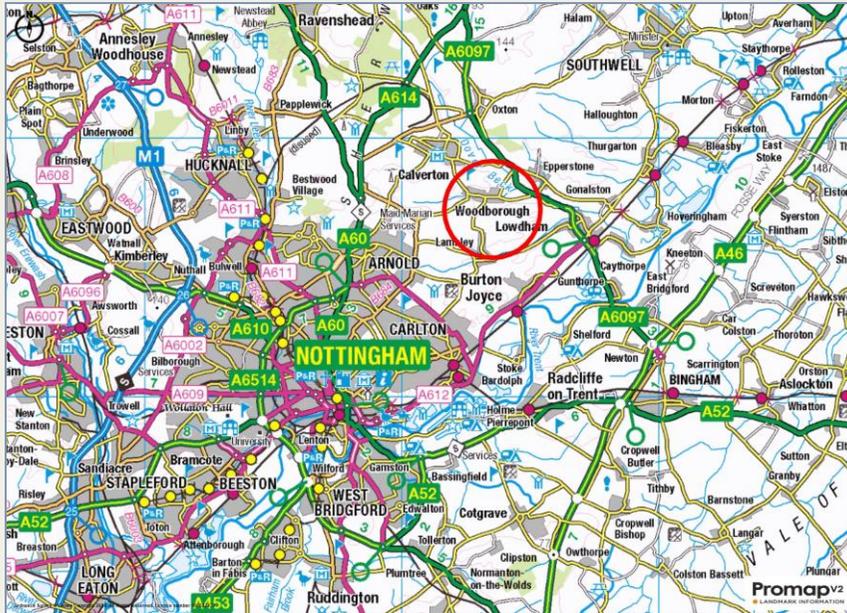


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## MAPS & ENERGY PERFORMANCE RATINGS

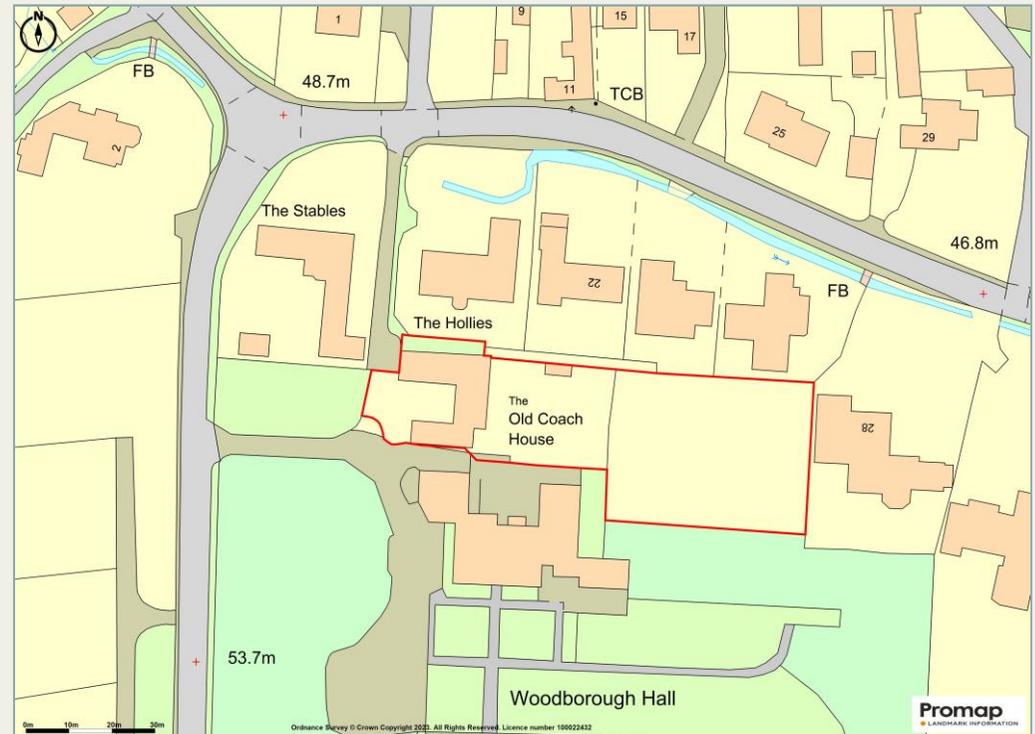
### REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



### LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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### ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 8402-0497-9129-6096-5853

### 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 of, 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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