



## PLUMTREES HOUSE

15 FARMER STREET BRADMORE NOTTINGHAMSHIRE NG11 6PE

Land & Estate Agents  
Property Consultants



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



## PLUMTREES HOUSE

A fine example of a Thomas Parkyn detached Grade II Listed village house, in a delightful walled garden setting, making a significant contribution to the charming street scene of Farmer Street in this highly regarded Conservation village, offering a superb period home of appreciable character.

The property has a versatile internal plan with original exposed timbers and period features lending a warm and homely atmosphere to Plumtrees House. The interior accommodation is arranged principally over two floor levels with an upper level three chamber attic offering additional usable floor space, which may adapt to meet the requirements of home working, hobby pursuits or afford the more independently minded teenager a suite of rooms.

The property is offered with no upward chain and is available with early vacant possession upon completion.

## BRADMORE

Bradmore is a thriving Conservation Village set in attractive south Nottinghamshire countryside offering direct and convenient access to local Keyworth and West Bridgford amenities and professional services and highly regarded state and independent sector schooling, with bus services to the Nottingham and Loughborough High Schools close to hand.

The main retail centres of Nottingham and Leicester and the market towns of Melton Mowbray and Loughborough are readily accessible from the village - equally so the M1 and Nottingham East Midlands Airport some ten miles to the south-west are within convenient reach.

The Queen's Medical Centre, Nottingham University Campus, Boots Beeston site, Experian, Capital One, Northern Foods and the principal Nottingham commercial centres can be accessed with relative ease from this popular and sought after village.

Nottingham is a thriving, cosmopolitan city with a prospering and diverse business and higher educational community, modern shopping, arts, sports and entertainment centres.

### MILEAGES:

West Bridgford	5 miles
Nottingham	7 miles
Loughborough	9 miles
Leicester	19 miles
East Midlands Airport	13 miles

PRICE GUIDE: £690,000



## GROUND FLOOR

### Rear Main Entrance

Plumtrees House is approached from Farmer Street through a gated entrance which opens into a concreted vehicle court and a sheltered internal courtyard area, with an original period wall incorporating a former livestock feeding trough creating an interesting feature. A wrought iron hand gate opens from the drive on to a sheltered blue brick internal paved courtyard area. Stone stepped access to:

### Open Recessed Porch

With white painted fielded detailing and a half glazed traditional fielded entrance door connecting to:

### Charming Hall

4.15m x 2.90m (13'6" x 9'6")

*An immediate indication of the appreciable period character of this charming home.*

Exposed original heavy cross beam. Recessed traditional corner cupboard.

### Cloakroom/WC

Fitted traditional white suite comprising a pedestal wash hand basin with tiled splashback and a low flush wc. Replacement sealed unit double glazed window. Wall mounted modern high grade Viessmann gas fired boiler serving domestic hot water and central heating.

### Main Sitting Room

5.25m x 4.55m (17'3" x 15'0")

*maximum dimensions*

The focal point of this attractive room is a traditional inglenook style fireplace with a heavy exposed period cross beam and an open fireplace with a fluted white painted timber surround, stone slips, and hearth. Recessed open display shelving cabinet. Replacement sealed unit double glazed window to front aspect.

Doorway connecting to Farmer Street - note this door is not used on a practical day-to-day basis.

### Dining Room/Day Room

4.55m x 4.30m (15'0" x 14'0")

*maximum dimensions*

Again, a room of appreciable character with an inglenook fireplace, heavy exposed cross beam, and a striking polished oak corner cupboard. Two opposing replacement sealed unit double glazed windows, offering an attractive view across the sheltered walled country gardens, and also out onto Farmer Street. Traditional latched boarded doorway to:



### Country Kitchen/Breakfast Room

4.30m x 3.05m (14'0" x 10'0")

Extensive range of handcrafted Shaker style painted cabinets original installed by respected cabinet makers Messrs Barrett and Swann of Cropwell Butler featuring an ornamental wall mounted plate rack. Open display shelving and spice rack, ample drawers, base cupboards, and eye level storage cupboards together with a pull-out larder cupboard. Integrated appliances comprising a Neff double oven/grill, Siemens four plate gas hob with ornamental extraction canopy above and a Siemens integrated dishwasher. Integrated Liebherr larder fridge and four tray freezer unit. High partially vaulted ceiling. 1.5 bowl white enamel sink unit. Two sealed unit double glazed windows with attractive external aspects. Rear personnel door - in practise a useful everyday entrance to Plumtrees House. Latched doorway to:

### Walk In Utility Room - Pantry

Fitted white Belfast sink unit. Plumbing for automatic washing machine. Rustic tiled flooring matching the main kitchen area. Open vaulted ceiling with exposed ceiling timbers.

A small recess area links the kitchen to the dining room with a useful enclosed shelved storage cupboard.

Open plan connection from the main sitting room to:



*Dining Room/Day Room*



**Outer Staircase Hall**

Attractive balustraded staircase rising to first floor half landing and main upper landing. Useful understairs storage area. Rear translucent glazed door leading to:

**Rear Second Sitting Room**

4.00m x 3.90m (13'0" x 12'9")

A charming room with exposed ceiling timbers. Recessed display shelving and storage cabinet. Enclosed walk-in general purpose store room. Sealed unit double glazed double doors connecting to:



**Delightful Amdega Garden Room/Conservatory**

3.85m x 3.75m (12'6" x 12'3")

This bespoke garden room affords an attractive outlook across the sheltered walled country gardens and is a particular feature of the sale. This delightful room is constructed on a brick foundation with sealed unit double glazed window sections on three sides and French doors opening to the garden, surmounted by a high open vaulted glazed roof line. Attractive mellow stone flooring with underfloor heating. Exposed original external brick wall feature. Fitted sun blinds.



## FIRST FLOOR

From the main upper landing:

### Front Bedroom One

4.55m x 3.70m (15'0" x 12'0")

Heavy exposed original crossbeam. Two enclosed single wardrobe closets. Replacement sealed unit double glazed window. Fine boarded period door.

### Inner Landing

### Front Bedroom Two

4.55m x 3.30m (15'0" x 10'9")

Two heavy exposed cross beams. Useful enclosed walk-in wardrobe - storage closet. Recessed wardrobe/storage area with period oak panelled double doors and ornamental decorative detailing. Replacement sealed unit double glazed window. Boarded period door.

### House Bathroom

Fitted traditional Sanitan suite comprising a panelled bath with mixer tap/hand shower, fluted pedestal wash hand basin with Delft design splashback tiling and a low flush wc. Sealed unit double glazed replacement window. Painted timbered ceiling. Enclosed airing cupboard/linen store housing a lagged hot water cylinder. Access from the main landing via a single flight staircase to: From the mid half landing a traditional boarded period doorway and stepped access connects to:

### Rear Bedroom Three

4.00m x 3.15m (13'0" x 10'3") - *reduced ceiling height*

A charming room with a sealed unit double glazed window overlooking the rear garden.



First Floor House Bathroom

## SECOND FLOOR

### THREE CHAMBER ATTIC

An interesting feature of the sale of this charming period home comprising three useful rooms with sloping reduced height ceilings described as follows:

#### Rear Studio - Fourth Bedroom

3.00m x 3.00m (9'9" x 9'9")

Having a sealed unit double glazed window overlooking the walled gardens. Reduced ceiling height. Exposed original roof purlins.

Note: Historically this room has been used as an artist's studio and is ideal as a study/home office arrangement or crafting area, depending on specific purchaser requirements.

#### Centre Room Two

Having interesting vaulted ceiling lines - reduced ceiling height. Fitted Velux sealed unit double glazed skylight. Connecting doorway to:

#### Outer Attic Chamber Room Three

Offering a useful additional general purpose storage area.

*Subject to planning and building regulation considerations, the upper attic level of the house offers considerable scope for versatility of use and further conversion/alteration to suit individual requirements.*



## SUPERB WALLED COUNTRY GARDEN

A particular feature of the sale of Plumtrees House is the carefully maintained walled country garden - a fine example of a traditional English country garden.

### **Paved Entrance Courtyard** *(as previously described)*

Immediately to the rear of Plumtrees House, there is an attractive blue brick paved courtyard area with a central pathway leading to a flagstone pathway which connects to the vehicle court and garage, the conservatory and the main garden.

Beautifully stocked main garden featuring level shaped well managed lawns and densely stocked traditional herbaceous beds and borders relieved by a host of ornamental and deciduous ornamental tree specimens, all of which are enclosed by established secure walled boundaries. There are numerous vantage points for quiet contemplation and to enjoy this rather special picturesque country garden.

Kitchen Garden – small orchard garden area.

### **Large Workshop Garage**

Having light and power facility and two up and over access doors.

### **Agents Note:**

The garage is of a scale which offers scope for purchasers with an interest in restoring and maintaining a vehicle or pursuing other hobbies, with a high vaulted ceiling (RSJ support structure). Half glazed rear personnel door. Single glazed door overlooking the rear garden. Single bowl white enamel sink unit.

Outside tap and exterior lighting.

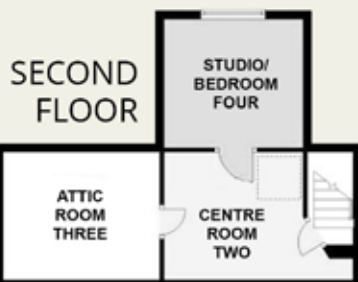


# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



## HALF LANDING



## SERVICES

All mains services are available. Gas fired central heating circulating to radiators. Majority replacement sealed unit double glazing. Mains water, drainage and electricity are connected.

*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.*

### Available Broadband

Standard 8 Mbps  
Superfast 152 Mbps

### Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ✓ EE - ✓ Three - ✓

✓ = Likely

## LOCAL AUTHORITY

Council Tax Band F  
Rushcliffe Borough Council  
Civic Centre  
Pavillion Road  
West Bridgford  
Nottingham  
NG2 5FE  
[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)  
0115 981 9911

## VIEWING ARRANGEMENTS

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



## LISTING:

BRADMORE FARMER STREET SK 53 SE (east side)

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1248689
Date first listed:	13-Nov-1986
List Entry Name:	15, FARMER STREET

House. Early C18. Designed by and built for Sir Thomas Parkyns of Bunny Hall. Red brick. Concrete pantile roof. 2 red brick gable stacks. Brick coped gables with kneelers. Dentil eaves. First floor band. 2 storeys, 3 bays. Central doorway with C20 door flanked by single tripartite casements. All ground floor openings under segmental arches. Above are 2 similar casements. To the left is a red brick and concrete pantile single storey wing. To the rear is a 2 storey wing. After a devastating fire in 1705 much of the village of Bradmore was rebuilt by Sir Thomas Parkyns of Bunny to his own designs.

Listing NGR: SK5845431274

# MAPS & ENERGY PERFORMANCE RATINGS

## LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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## REGIONAL PLAN

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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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