

**DOVECOTE HOUSE**  
121 MAIN STREET  
WOODBOROUGH  
NOTTINGHAMSHIRE NG14 6DA



Land & Estate Agents  
Property Consultants



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



## DOVECOTE HOUSE

An exceptionally appealing village house of appreciable character in a large, sheltered garden with a private south aspect to the village Main Street offering a wonderful period home with a wealth of original features. Dovecote House comprises a principle four-bedroom family home together with a unique and fascinating Grade II listed Dovecote with considerable potential for conversion, subjected to Listed Building Considerations. The property is understood to have 18<sup>th</sup> century origins and was 'gentrified' around the turn of the last century with alterations in the Arts and Crafts style, including the addition of leaded windows, fireplaces of this era and a prominent gabled central entrance.

Dovecote House is unquestionably one of Woodborough's landmark properties fronting Main Street and has been a much-loved long-term home for the present owners who are in many ways moving reluctantly to pastures new. Internal inspection of this wonderful home which has been maintained with an admirable regard for the original character and style of the property, is earnestly recommended.

## WOODBOROUGH

Woodborough is a highly regarded village set in relatively unspoilt undulating Nottinghamshire countryside some seven miles, or so to the northeast of Nottingham. The village offers a useful range of amenities - which include two village inns, a village hall, a tennis club, an 'active' church, a village store - post office, health club and a popular primary school.

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 (with fast main line rail access into London Kings Cross), Mansfield and Grantham (with A1 connection southbound) are readily accessible from the house - as is the M1 Motorway network and the East Midlands Airport.

In recent years 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. The village is very much on the map for the commuter seeking a rural village lifestyle, whilst remaining conveniently placed for daily traveling.

**PRICE GUIDE: £850,000**  
*1550 sq yards (or thereabouts)*



## GROUND FLOOR

### Entrance Hall

Imposing solid oak fielded entrance door. Quarry tiled floor. Column radiator exposed timber wall boarding to the stairwell. Period staircase rising across a branching half landing stage to the first floor. Restored pine door opening to:

### Charming Sitting Room (W)

4.90m x 4.20m (16'0" x 13'9")

The focal point of this relaxing room is a natural stone fireplace incorporating a decorative arched profile cast iron inlay and hot grate in an arts and crafts style. Leaded bay window to Main Street south aspect. Two further leaded ornamental windows and matching French doors connecting to rear garden courtyard. Exposed original planked timber floor.

### Main Central Sitting Room

4.90m x 4.25m (16'0" x 14'0")

Raised open working fireplace with a stone hearth and a recessed log storage area beneath – lower-level quarry tiled hearth. Leaded bay window to Main Street south aspect. Exposed tongue and groove floor.

### Inner Hall

### Study – Snug

3.65m x 3.30m (12'0" x 10'9")

Leaded window to Main Street south aspect. Exposed original painted ceiling timbers. Exposed timber floor. Built in study – desktop fixture. Two ornamental side leaded windows.



**Charming Split-Level Open Plan Country  
Kitchen – Breakfast Room**

*This spacious room on the north side of the house displays immense character.*

Breakfast – Dining Room

4.30m x 4.10m (14'0" x 13'6")

Striking inglenook style fireplace with central chimney breast incorporating a recently installed cast iron woodburning 5KW stove set to a raised stone hearth.

Recessed display shelving. Column radiator. Painted original ceiling timbers. Enclosed secondary staircase rising to first floor landing. Attractive polished quarry tile floor extending through to the adjacent kitchen area in open plan. Side entrance door – *in practice the main day to day entrance point to Dovecote House.*

Country Kitchen

4.35m x 4.10m (14'3" x 13'6")

*maximum dimensions*

Arranged in a classical and timeless unfitted country kitchen style with a good range of Marine Blue painted cupboards complimented by a hardwood countertop.

Matching Marine Blue housekeepers' cupboard ideal for general purpose kitchen storage. New Armitage Shanks Belfast sink unit – Pewter mixer tap. Fitted Lacanche Range cooker featuring a gas fired double oven with four ring gas hob burner above.

Column radiator.



**Cellar One**

**Cellar Two**

A useful wine store with original tiled thralls.

**Side / Rear Entrance Porch – Veranda**

Of an attractive Victorian design supplied by Altex in a willow green aluminium finish.

Access from the kitchen to:

**Outer Lobby**

Having a quarry tiled floor finish. Useful open shelving.

**Laundry – Out House – Boiler Room**

Laundry

Double drainage stainless steel sink unit. Wall mounted Glow-Worm gas fired boiler serving domestic hot water and central heating. Fitted Gledhill pressurized hot water cylinder. Plumbing for automatic washing machine. Doorway connecting to Dovecote.

Separate High Flush WC



## FIRST FLOOR

Central landing alighted from a two-flight period staircase across a half landing stage to upper main landing. Leaded period window – south aspect towards Main Street with picturesque rural landscape beyond.

A separate flight of stairs from the half landing connects to the rear of the house, the bathroom and main bedroom.

### Rear Bedroom One

4.40m x 4.10m (14'6" x 13'6")

Side picture window. Range of built in wardrobes with fielded doors. Interconnecting private doorway to the house bathroom.

### House Bathroom

A large and stylish period design bathroom with potential to be sub divided into two separate washrooms if desired and hence creating the potential for an en suite arrangement for bedroom one. Fitted period wash stand – two square Duravit wash basins with Pewter mixer taps, large central shower cubicle with thermostatically controlled overhead rain shower and glass curved end enclosure, ball and claw foot cast iron bath with Pewter mixer tap – hand shower and a low flush wc. Two column radiators. Exposed tongue and groove timber floor. Partially vaulted ceiling. Three windows. Useful range of linen – general purpose storage cabinets.



### Front Bedroom Two (W)

4.30m x 4.20m (14'0" x 13'9")

Arts and crafts style ornamental period cast iron fireplace with tiled detailing and hot grate. Three leaded windows – the main south window offering a delightful outlook. Latch doors.

### Middle Bedroom Three

4.30m x 4.20m (14'0" x 13'9")

Striking working fireplace with a stone dressed surround, decorative cast iron inlay and hot grate. Leaded window to front aspect. Latched door returning to the main landing, interconnecting to:

### Front Bedroom Four (E)

3.70m x 3.35m (12'0" x 11'0")

Three leaded windows - the main south window offering an attractive outlook.

### Outer Landing

Having a secondary staircase descending to the ground floor.

## DOMESTIC OUTSTORES – BOILER HOUSE

*A doorway from the kitchen connects to;*

### Rear Outer Lobby

Having a quarry tile floor and useful recessed shelving with an outer door to;

### Laundry – Boiler Room

Double drainer stainless steel sink unit. Wall mounted gas fired Glow-worm boiler serving to provide domestic hot water and circulating to radiators doorway to the former dovecote referenced hereunder.



## EXTENSIVE SHELTERED COUNTRY GARDENS

Dovecote House enjoys a sheltered and attractive country garden setting set well back and elevated from the street scene behind a long-walled frontage with coniferous screening and two oak hand gates leading up to the property itself. A central crazy paved stone path connects to an upper-level south facing brick and stone ornamental courtyard defined by mature box hedging and topiary with a stepped access to the imposing Arts and Crafts design gabled formal entrance.

The front garden also features densely stocked beds and borders, producing creating colour and structure to this most appealing and expansive lawns.

To the rear of Dovecote House will be found a sheltered courtyard garden which lends great charm to setting and connects to an upper orchard and kitchen garden with a Victorian style greenhouse; screened by willow fencing, this is a tranquil and picturesque part of the garden and offers a delightful relaxation area, capturing the afternoon and late day sun.

A rear vehicular right of way affords potential to create ancillary parking space in the upper garden if required.



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## THE GRADE II LISTED DOVECOTE

*The building from which Dovecote House derives its name...*

This fascinating period building is something of an architectural gem hence it's Grade II Listing and offers scope subject to well considered and sensitive planning considerations and Listed Building approval for conversion/integration into additional living space for home office working, a small separate annex or similar arrangement.

The dovecote incorporates an entrance area serving as a bicycle store, a remarkable dovecote loft with original exposed timbers and brick work including the nesting boxes and a attic room across the central loft landing, together with lower level ancillary stores, all of which are highlighted below.

### *Lean To Mono-pitch Outbuildings*

Comprising a potting shed – garden workshop and a former laundry wash house with a sandstone trough and stone sink, these extremely useful ancillary buildings can be accessed directly from the rear orchard /kitchen and cut flower garden or through the dovecote to which they abut.

**Attic Room, Two Former Loose Box Stables, Separate General-Purpose Store**

**PLANNING CONSENT CART SHED GARAGE – WITH VILLAGE MAIN STREET ACCESS**

**Gedling Borough Council Erection of double garage and new access to Main Street (renewal of planning permission 2015/1395)**

The sellers have obtained Planning Consent for a new vehicular access and garage structure on the south /west side of the house, which in our opinion is an important and valuable complimentary planning permission for interested parties to implement in due course if so desired.



# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE

## SERVICES

All mains service 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 6 Mbps Superfast 80 Mbps

## Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ✓ EE - ● Three - ●

✓ = Likely ● = Limited X = Poor

## LOCAL AUTHORITY

Council Tax Band E

Gedling Borough Council

Civic Centre, Arnot Hill Park, Arnold, Nottingham NG5 6LU

[www.gedling.gov.uk](http://www.gedling.gov.uk)

## VIEWING ARRANGEMENTS

If you are interested in Dovecote House and would like to arrange a viewing, please contact us on 01636 815544

[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

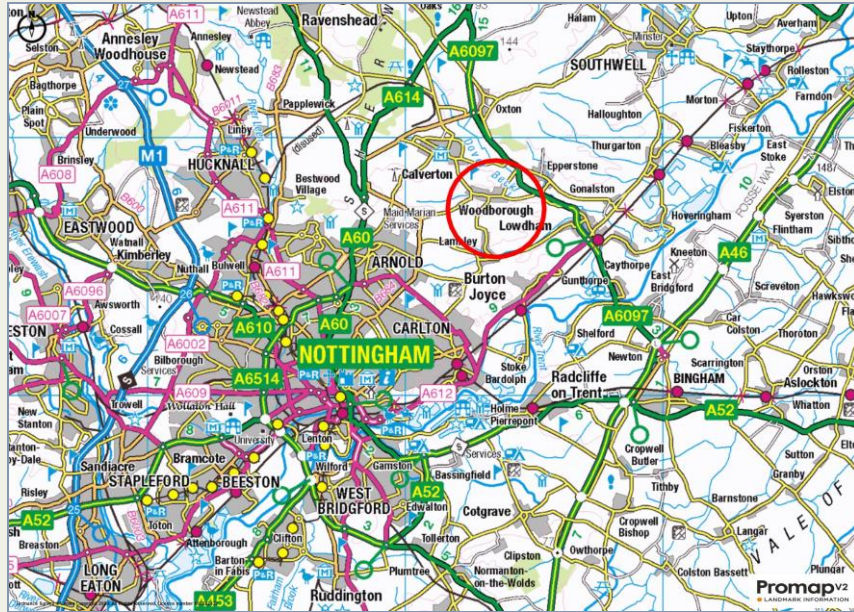


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# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 0310-2549-6050-2704-0721

## 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.

## LOCATION PLAN

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