

# HILL FARM COTTAGE

PRIORY ROAD THURGARTON

NOTTINGHAMSHIRE NG14 7GT



Land & Estate Agents  
Property Consultants



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

## HILL FARM COTTAGE

Hill Farm Cottage is a rather special three double bedroom detached country cottage, understood to be of early 20th Century origins, recently refurbished and restored to a remarkably high specification, offering a stunning home of a centre gabled design, with solid brick elevations beneath a replacement tiled roof. The external elevations are further enhanced by newly installed high grade heritage design Upvc windows.

The sale of Hill Farm Cottage offers a rare and exciting opportunity to acquire a charming period house in a beautiful setting, outside the main built-up settlement of the village, surrounded by some of the most attractive countryside in the area, whilst being accessible to Southwell and Lowdham amenities and schooling.

The property enjoys a uniquely appealing setting in a rural landscape and the use of the access road, which is also a bridleway, is limited in the main to residents of the estate roads and the farming fraternity. The present owners have completed the project to a standard which displays an immense regard for the character and style of the property, whilst introducing a contemporary cutting edge with features including a wonderful country kitchen of an English Shaker design, a high grade bathroom and a separate shower room, a well-considered electrical specification and a new central heating system (oil fired) circulating to a combination of radiators and underfloor at ground level.

Offered with the benefit of early and immediate vacant possession upon completion this extremely desirable country property represents a first class opportunity to acquire a delightful home ready for occupation in the countryside.



## THURGARTON

Thurgarton is a highly regarded village settlement located in the Trent Valley midway between the Minster town of Southwell and Lowdham, and accessible to the regional centres of Nottingham, Newark on Trent and Mansfield.

The village offers many of the essentials of 'village life' – a picturesque cricket pitch within the grounds of Thurgarton Priory, St Peters Church, excellent local walks and a public house and dining destination, The Red Lion. There is a direct road-rail access along the Trent Valley into Nottingham centre and bus collection points for the Nottingham High Schools.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

The village is served by highly regarded junior schooling in the neighbouring village of Bleasby.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, restaurants, and leisure facilities including a sport centre and marina. From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

### Fast London Main Line Rail Service

London commuters will be attracted to the convenient direct rail service from Newark Northgate Station into London Kings Cross in a scheduled journey time of 80/85 minutes.

**PRICE GUIDE: £775,000**

0.44 Acres (or thereabouts).

## GROUND FLOOR

### Deep Entrance Hall

An extensive through hallway with a central stairwell - single flight staircase with square balusters and chamfered detailing, rising to first floor landing gallery above. High grade wide gauge dark oak effect flooring. Traditional half glazed period design front and rear entrance doors.

### Cloakroom WC

Fitted traditional white suite comprising a pedestal wash hand basin with polished chrome taps and a low flush wc with concealed cistern. Attractive painted wall boarding. Small sealed unit double glazed window.

### Stunning Open Plan Country Kitchen linking in open plan to a Day Room/Dining Room

A beautifully designed classical country kitchen connecting in open plan to a spacious day room/dining area with bi-folding doors opening to a large flagstone terrace. The two rooms are described in more detail as follows:

#### Bespoke Country Kitchen

5.15m x 3.25m (16'9" x 10'9")

Of an attractive English Shaker style with heritage pastel tone painted cabinets and drawers, complemented by wall storage cupboards and solid oak countertops. High grade Rangemaster cooker incorporating a double oven and grill with an induction/ceramic hob with extraction canopy and display shelf above. Integrated Hisense automatic dishwasher, larder fridge and three drawer freezer. Stunning polished stone flooring featuring thermostatically controlled underfloor heating. Double Belfast sink unit. Two period design replacement sealed unit double glazed windows - magnificent far reaching rural aspect. High grade brass electrical fittings.

Wide square open plan opening to:

#### Dayroom - Dining Room

4.40m x 3.75m (14'6" x 12'3")

Sealed unit double glazed bi-fold doors opening to a large level flagstone terrace with an attractive private garden aspect. Replacement sealed unit double glazed period designed window - stunning far reaching open views.

### Delightful Sitting Room

4.25m x 3.75m (14'0" x 12'3")

The focal point of this charming well-proportioned room is a traditional fireplace incorporating a fitted Charnwood cast iron wood burning stove set to a flagstone hearth - exposed brick inlay and white painted surround/mantlepiece. Two period design replacement sealed unit double glazed windows - remarkable unspoilt far reaching rural aspect. Attractive painted ceiling crossbeam detailing.

### Study/Snug

3.65m x 2.35m (12'0" x 7'9")

#### *maximum dimensions*

Three design sealed unit double glazed windows overlooking the rear garden. Medium oak affect wide gauge flooring

### Utility Room

Further range of fitted units matching the main kitchen installation. Single Belfast sink unit with polished chrome mixer tap and oak countertops to each side - useful storage cupboards beneath and fitted Hisense automatic washing machine. Enclosed boiler cupboard housing an oil-fired boiler unit circulating to partial underfloor heating and circulating to central heating radiators. Fitted Ideal pressurised hot water cylinder. Attractive polished stone flooring.



## FIRST FLOOR

### Central Balustraded Landing

Alighted from a carpeted period design staircase. Interesting open vaulted ceiling lines. Two small, sealed unit double glazed ornamental side windows.

This well-proportioned period home has three impressive double bedrooms (the central front bedroom may be sub divided to create a fourth bedroom arrangement if required).

### Central Main Bedroom 5.20m x 3.25m (17'0" x 10'9")

A superb main bedroom with a high ceiling relieved by partially vaulted ceiling lines. Two sealed unit double glazed period design windows to the front aspect offering remarkable far reaching views over the picturesque rural landscape to the west.

### Side Bedroom Two 4.25m x 3.75m (14'0" x 12'3")

Two sealed unit double glazed windows overlooking the side driveway elevation - rural views.

### Bedroom Three 4.20m x 3.75m (13'9" x 12'3")

Two sealed unit double glazed period design windows overlooking the main expansive garden with a protective shelter belt of light woodland -mature trees.

### Stylish House Bathroom

Having a contemporary white suite comprising a panelled bath with shower above and glazed splash screen - polished chrome mixer tap, contemporary design vanity unit with fluted door fronts and rectangular wash hand basin with tiled splashback, a central polished chrome mixer tap, and a low flush wc. Chrome ladder towel rail. Stunning 'marble' tiled flooring. Sealed unit double glazed period design window to rear garden aspect. Underfloor heating.

### House Shower Room

A creatively designed well-appointed shower room with a large double shower cubical incorporating a walk-in shower with glass screen enclosure - fitted twin head thermostatically controlled chrome shower installation, attractive washstand with a rectangular wash basin and timber boarded cabinet doors beneath and a low flush wc. Chrome ladder towel rail. Sealed unit double glazed period design window to rear garden aspect. Striking ceramic stone flooring tiles and polished brick tile detailing. Underfloor heating.



## LARGE COUNTRY GARDEN

A particular feature of the sale of Hill Farm Cottage is the large country garden which borders to arable farmland; the overall sale area extends to 0.44 Acres or thereabouts.

The property has a long frontage to a private farm estate road, which is in practice a rural extension to Priory Road running out from the centre of the village, accessed through a secure electronically controlled gated entrance.

A railing fence with new beech hedge planting and a run of dense hedgerow defines the frontage, with a recently fitted five bar field gate and hand gate opening on to a large gravel court providing extensive standing.

A large flagstone terrace offers a delightful alfresco/relaxation area opening out from the kitchen/day room. The garden is sheltered by a belt of mature trees and light woodland within and beyond the boundary lines and has recently been seeded in preparation for further landscaping and garden design ideas to be implemented.



## GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

### SERVICES

Mains water and electricity are connected. Oil fired central heating circulating to radiators. A newly installed sewage treatment plant serves the property.

*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 26 Mbps

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

O2 - ● Vodafone - ● EE - ✓ Three - ✓

✓ = Likely ● = Limited X = Poor

### LOCAL AUTHORITY

Council Tax Band C

Newark & Sherwood District Council

Castle House

Great North Road

Newark on Trent

Nottinghamshire

NG24 1BY

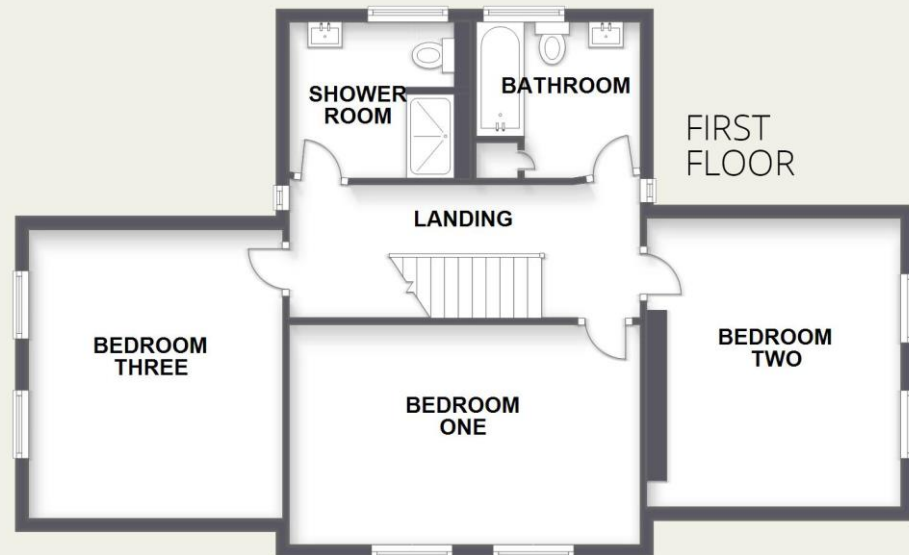
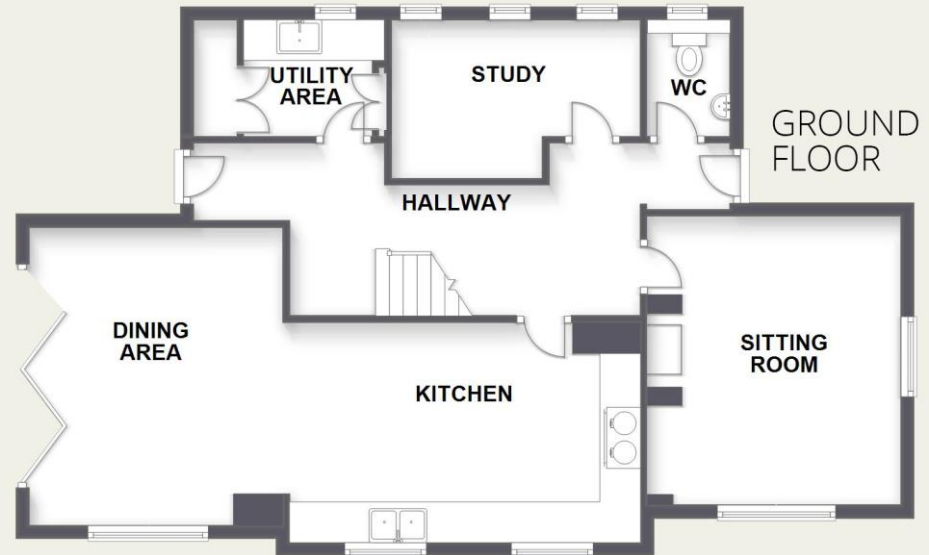
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

Tel: 01636 650 000

### VIEWING ARRANGEMENTS

If you are interested in Hill Farm Cottage and would like to arrange a viewing, please contact us on 01636 815544

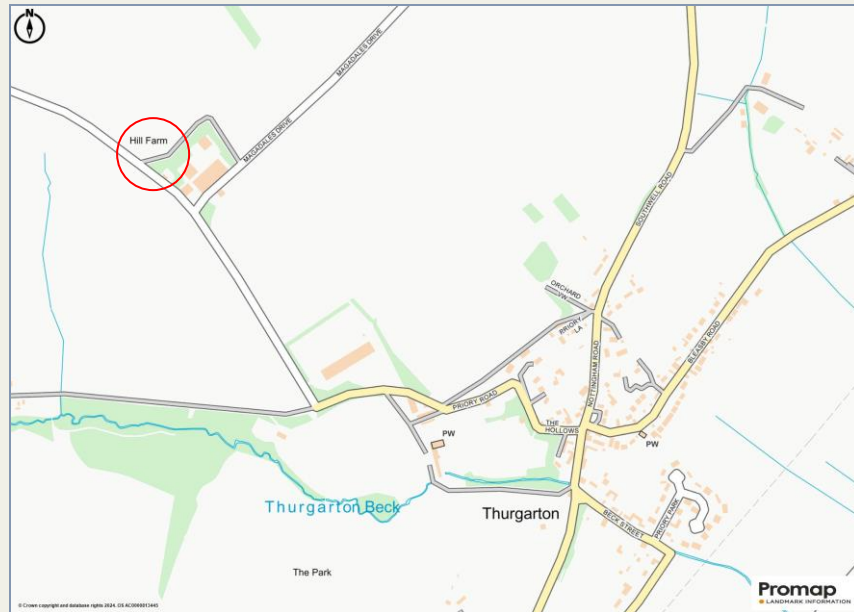
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# MAPS & ENERGY PERFORMANCE RATINGS

## 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: *(information to follow)*

## 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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