

MANOR FARMHOUSE

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The Country Property Specialists
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MANOR FARMHOUSE

A delightful period farmhouse understood to date back to the 18th century offering a superb period home in a convenient village setting, set in extensive mature country gardens befitting a house of its age and character. Manor Farmhouse offers a wonderful period home, and internal inspection is genuinely recommended to appreciate the carefully conserved character and period integrity first hand.

ASLOCKTON and BINGHAM

Aslockton is a thriving village set on the edge of the Vale of Belvoir some ten miles to the east of Nottingham, having a useful range of village amenities including the highly rated Archbishop Cranmer C of E Primary School, a contemporary village hall – community centre, and a traditional village inn, The Cranmer Arms. Just around the corner, “The Pantry” a small extremely well-run village store, is a useful amenity.

The thriving market town of Bingham some three miles or so to the west offers extensive retail amenities, medical and dental practices, secondary schooling of a high standard and a recently open leisure centre and swimming pool. From the village there is direct road/rail access into Nottingham and Grantham, with the surrounding market towns of Melton Mowbray and Newark on Trent readily accessible by road.

In a wider travel context, there is an access point to the A1 national road network to the east of the village, a fast direct rail link from Grantham into London Kings Cross and convenient access to East Midlands Airport to the south of Nottingham.

Fast East Coast Main Line Rail Service

From Grantham 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 70 minutes.

MILEAGES

Bingham – 3.5 miles	Newark on Trent – 11 miles
West Bridgford – 12 miles	Grantham – 13 miles
Nottingham – 14 miles	Melton Mowbray – 23 miles

PRICE GUIDE: £700,000

0.32 acres / 0.13 hectares (or thereabouts)



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

A meandering paved pathway leads through the extensive foregrounds of Manor Farmhouse through a colourful cross border up to the main entrance door to Manor Farmhouse.

Wide flagstone terrace and split stable style entrance door forming the main central entrance into the kitchen.

Stunning Country Kitchen

6.25m x 4.65m (20'6" x 15'3")

maximum dimensions

A stylish handcrafted country kitchen by Nurnex of Eastwell (www.nurnex.co.uk) with traditional shaker style cabinets in a French grey Farrow and Ball paint finish and Corian countertops. This creatively planned kitchen installation provides an extensive range of base and wall storage cabinets complemented by additional bespoke storage and shelving, built around the original features and character of this charming country kitchen which features heavily exposed ceiling timbers and timeless travertine stone flooring. Fitted appliances comprise a Smeg range cooker with six gas burners and a double oven with a traditional canopy over incorporating an extraction unit, integrated Bosch fridge and freezer and plumbing for an automatic washing machine. Fitted Belfast sink unit set to an L shaped secondary workstation finished with a Corian countertop.

An original inglenook style fireplace to the breakfast/dining end of the kitchen features useful recessed additional bespoke shelving and storage. Recessed lighting. Secondary double glazed cottage windows.

The kitchen is very much the heart of this charming country property and is unquestionably one of its signature features.

Charming Main Sitting Room

5.70m x 4.50m (18'9" x 14'9")

Featuring a high ceiling with heavy exposed original timbers and a superb inglenook style fireplace incorporating a cast iron wood burning stove set to a flagstone hearth. Recessed fireplace display shelving. High grade polished oak flooring. Secondary double glazed bay window to gable end elevation. Secondary double glazed cottage window to front aspect.

Staircase Hall

Single flight period staircase rising to first floor landing.

Charming Second Sitting Room

4.75m x 4.65m (15'6" x 15'3")

maximum dimensions

Featuring heavy exposed ceiling timbers, exposed timber floor boarding and a striking inglenook style period fireplace incorporating an Esse woodburning stove set to a flagstone hearth – exposed mantle beam and heavy main cross beam. Secondary double-glazed window to front cottage garden aspect. Rear cottage window. Square arched opening to:

Outer Lobby – Cloakroom WC

Fitted traditional white suite comprising a pedestal wash hand basin and low flush wc set to a flagstone floor. Small cottage window.

Dining Room

4.65m x 3.50m (15'3" x 11'6")

maximum dimensions

Again, a room of immense charm and character having heavy exposed original ceiling timbers and a brick chimney breast – fireplace feature incorporating a cast iron wood burning stove. Half glazed door connecting to outer garden courtyard. Two secondary double glazed cottage windows. Exposed timber floorboarding matching the second sitting room.



FIRST FLOOR

Main Landing

Having partially raised and vaulted ceiling lines incorporating sealed unit double glazed roof lights at each end ensuring a good level of ambient lighting. Series of traditional latch doors connect to the bedrooms and bathroom. Enclosed boiler cupboard/airing cupboard incorporating a fitted Glow-worm gas fired boiler serving to provide domestic hot water and central heating.

Bedroom One

5.70m x 4.50m (18'9" x 14'9")

This being the largest of the four bedrooms and featuring a central exposed period cross beam. Two secondary double-glazed cottage windows with attractive aspects. Painted tongue and groove floorboards. Access to roof void. Small enclosed wardrobe closet. A spacious main bedroom of character with good ceiling height and partially vaulted ceiling lines.

Stylish House Bathroom

A striking period design white suite comprising a free-standing bath – wall mounted chrome mixer tap set to a painted brick feature wall, high grade double Corian topped washstand incorporating two oval wash basins with pedestal chrome mixer taps above and useful shaker style cabinets beneath, corner shower cubicle with chrome overhead thermostatically controlled shower and separate hand shower with a curved glass enclosure and a low flush wc. Attractive arts and crafts pattern ceramic tiled flooring. Combination towel rail/radiator. Cottage window overlooking the country gardens.

Agents Note – the house bathroom is positioned next to bedroom one described above forming in practice a primary suite at this end of the cottage.

In order of sequence from the main bedroom as opposed to size the remaining three bedrooms are described below.

Centre Bedroom Two

3.70m x 2.75m (12'0" x 9'0")

maximum dimensions

High grade polished oak flooring. Enclosed wardrobe/storage closets. Interesting gallery recess with balustrade overlooking the stairwell beneath. Secondary double-glazed cottage window overlooking the country gardens.

Bedroom Three

3.90m x 3.75m (12'9" x 12'3")

A delightful bedroom arrangement ideal for guests or an independently minded teenager. Ornamental period hot grate. Polished oak flooring. Secondary double-glazed window.

En Suite Shower Room

Corner shower cubicle with thermostatically controlled brass overhead rain shower and a Daryl glass enclosure, pedestal wash basin with painted matchboard splashback and adjacent shaver point, low flush wc and a small cottage window.

Bedroom Four

4.65m x 3.60m (15'3" x 11'9")

Another delightful bedroom positioned at the far end of the property with two cottage windows and polished oak flooring. Built in double wardrobe closet. Useful open shelving.



CHARMING COUNTRY GARDENS AND OPEN BAY DOUBLE GARAGE

Manor Farmhouse occupies a charming, mature and sheltered country garden which affords a good degree of privacy with gently undulating expansive lawns relieved by classic densely stocked herbaceous shrubbery beds and borders.

A paved pathway meanders through the garden through a central cross border and archway from the outer lawned gardens to the inner fore garden and a side sheltered sun terrace.

The sheltered south facing terrace – relaxation area offers a superb vantage point from which to enjoy the beauty of the garden; an original glass capped well has been conserved and illuminated and makes a fascinating feature of the terrace.

A high perimeter hedgerow boundary to Aslockton Main Street creates a mature 'green wall' and ensures a good degree of privacy.

Manor Farmhouse is accessed from Mill Lane through a gated entrance which affords rights of access to an adjacent period barn conversion.

The drive threshold opens into a spacious gravel parking court which provides useful extensive car standing and parking space.

Double Open Bay Cart Shed Garage – Side Log Store

Of a striking period design with timber cladding and a pantile roof – light and power facility.

Timber Garden Shed



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



SERVICES

All main services are connected. 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.

Available Broadband - Standard 18 Mbps / Superfast 80 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - X Vodafone - ✓ EE - X Three - ●

✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band F

Rushcliffe Borough Council
Civic Centre
Pavillion Road, West Bridgford
Nottingham NG2 5FE
www.rushcliffe.gov.uk
0115 981 9911

VIEWING ARRANGEMENTS

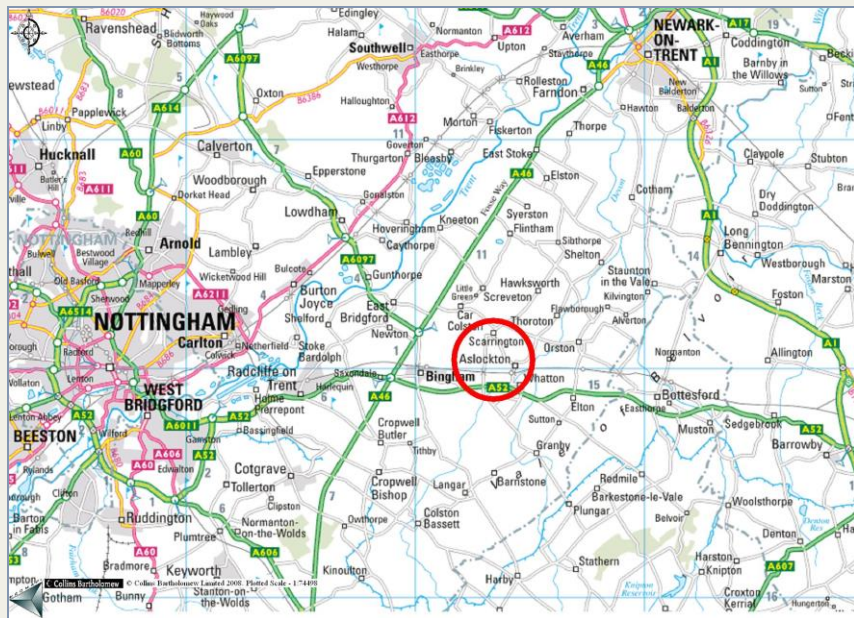
If you are interested in Manor Farmhouse and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

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: 0534-6425-9300-0018-8226

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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