



ST. MARGARET'S HOUSE

9 QUEEN STREET SOUTHWELL NOTTINGHAMSHIRE NG25 0AA

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



ST. MARGARET'S HOUSE

St. Margaret's House is a "period gem" located right in the heart of Southwell with all of the charm and amenities of this historic market town within immediate and convenient walking distance.

The sale of St. Margaret's House affords an all too rare opportunity to acquire an elegant beautifully proportioned Grade II listed three storey period house of manageable proportions in a wonderful central location.

The extensive range of independent retail outlets, historic Southwell Minster and the Memorial Park are all within close proximity, affording a relaxed and convenient (sustainable) lifestyle in the heart of one of Nottinghamshire's most admired towns.

SOUTHWELL

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to The Burgage.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with an active sports centre.

Newark on Trent, a larger market town, offers a more extensive range of amenities, professional services, restaurants and leisure activities and from Newark Northgate station there is a fast rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

MILEAGES:

NEWARK - 8 miles
 NOTTINGHAM - 14 miles
 MANSFIELD - 12 miles
 LINCOLN - 24 miles
 EMA - 30 miles
 LEICESTER - 35 miles

PRICE GUIDE: £685,000



GROUND FLOOR

Fielded period design entrance door directly from Queen Street connecting to:

Deep Atrium Entrance Hall

High glazed ceiling, useful enclosed shelved storage cupboard. Glazed internal doorway connecting to:

Central Reception Hall

Giving an immediate indication of the immense character and charm of this rather special period home. A striking flagstone floor extends through to the connecting dining room and kitchen area in open plan. Winding stone staircase rising to first floor landing with a timbered ceiling above the stairwell.

Cloakroom/WC

High grade Duravit suite comprising a wall mounted rectangular wash hand basin and a low flush wc with concealed cistern. Painted Wainscot wall panelling, timbered ceiling, flagstone floor and a column radiator.

L Shaped Breakfast Room And Country Kitchen

6.15m x 5.65m (20'3" x 18'6") *maximum dimensions*

An attractive open plan L-shaped arrangement with aspects into the sheltered internal walled courtyard located to the

rear of St. Margaret's house featuring a high grade bespoke kitchen in a Zoffany grey paintwork finish, described as follows:

Hill Farm Bespoke Shaker Kitchen

Extensive range of English revival Shaker design cabinets with brushed stainless steel furnishings complemented by granite countertops. Double stainless steel Belfast sink unit. Good range of integrated high end appliances comprising a Fisher and Paykel two drawer dishwasher arrangement, Neff double oven, Neff combination steam oven and a Neff four plate induction hob. Integrated Neff larder fridge and freezer. Foldaway doors at eye level with extensive storage capacity designed for housing chef appliances such as a bread maker, food mixer, air fryer and coffee maker.

Walk-In Housekeeper's Cupboard/Pantry

A useful traditional pantry arrangement with a flagstone floor.

Two sash window casements. Recessed ceiling lighting.

Distinct Breakfast/Dining Area

Having French doors open to the courtyard. Two sash windows overlooking the courtyard.

Open plan from the central reception hall:



Formal Dining Room

4.10m x 3.95m (13'6" x 13'0")

A wonderful atmospheric dining room having a high heavily timbered ceiling, flagstone flooring and a cast iron Clearview wood burning stove set to a flagstone hearth with polished stone overmantel forms the focal point of this delightful room. Sash window to Queen Street - fitted plantation shutters. Fielded entrance door to Queen Street. Column radiator. Arched alcove beneath the stairwell with exposed timbers giving access to:

Basement Cellarage

Square opening from the dining room to:

Delightful Sitting Room

6.50m x 3.25m (21'3" x 10'9")

maximum dimensions

Once again, an elegant and charming room featuring a corniced ceiling with dentiled detailing, a sash window to Queen Street with plantation shutters affording good privacy, a striking marble fireplace serves as the focal point to the room – reeded cast iron fire back and hob grate. This pleasing through room has a three quarter glazed and fielded doorway with matching side screens opening to the walled sheltered garden courtyard. Column radiator and further radiator to the main sash window.



FIRST FLOOR

Landing

Access from a winding period stone staircase to a small inner landing with fielded doorway connecting to:

Primary Bedroom Suite

An indulgent and well appointed main bedroom arrangement described as follows.

Private Landing

High grade oak flooring, exposed wall timber detailing, column radiator and arched opening to:

Dressing Area

Useful built in storage. Column radiator.

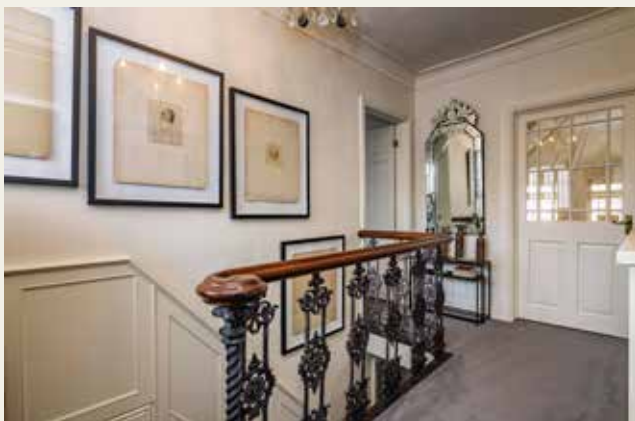
Well Appointed Bathroom

High grade white suite comprising a deep rectangular bath, side chrome mixer tap, Duravit wash stand with fitted chrome mixer tap and a low flush wc - concealed cistern. Column radiator. Two sash windows with plantation shutters.

Main Bedroom/Private Relaxation Area (L-Shaped)

6.10m x 5.70m (20'0" x 18'9") *maximum dimensions*

An exquisite private space with an arched opening from the inner sitting/dressing room area to a double bedroom recess having an open vaulted ceiling and two sash windows with plantation shutters looking down onto the courtyard garden below. Useful built in corner wardrobe arrangement to the inner sitting area with French doors to a Juliet balcony overlooking the courtyard. Two sash windows with plantation shutters and a column radiator.



Secondary Guest Bedroom Suite

Double Bedroom Two

3.95m x 3.30m (13'0" x 10'9")

Ornamental period cast iron hob grate. Column radiator. Sash window with plantation shutters to front aspect. Corniced ceiling. Recess with built in wardrobe closet and fielded door connecting to:

Stylish Full Bathroom En Suite

Fitted ball and claw foot freestanding cast iron bath, recessed shower cubicle with a slated tile interior, chrome thermostatic controlled overhead shower and separate hand shower installation and a glass door enclosure, Duravit wash

stand with fitted chrome mixer tap and a low flush wc with a concealed Geberit cistern. Ornamental cast iron hob grate. Slated floor. Column radiator.

Enclosed Walk In Laundry Cupboard/Boiler Room

Having a stacked arrangement providing plumbing for automatic washing machine and room for a condenser dryer. Fitted Ideal gas fired boiler serving domestic hot water and central heating. Central heating radiator.



Elegant Upper Landing

A charming central landing alighted from a single flight staircase with decorative wrought iron balustrading and a polished mahogany banister.

Coved ceiling. Sash window with fitted plantation shutter. Elegant reeded ceiling cornice.

Front Bedroom Three

4.00m x 3.25m (13'0" x 10'9")

Two sash windows with plantation shutters. Access to roof void. Corniced ceiling.



Bedroom Four/Library/Study

4.60m x 4.50m (15'0" x 14'9") *maximum dimensions*

An extension to the original house with a vaulted conical ceiling and four small sash windows within the tower recess. Inner vaulted ceiling lines. Further sash window and built in shelving/storage cabinets.

House Shower Room

Recessed shower cubicle, slated interior tiling - thermostatically controlled overhead rain shower and separate hand shower, glass door enclosure. Duravit wash hand basin, chrome mixer tap and low flush wc. Large enclosed airing cupboard. Recessed ceiling lighting. Column radiator. Slate floor.



OUTSIDE - AL FRESCO WALLED COURTYARD

Although St. Margaret's House has a limited amount of outdoor space there is a rather special completely private and sheltered walled garden courtyard which may be accessed from the breakfast room or main sitting room through glazed French doors.

The courtyard has been landscaped in a well considered way and features a flagstone terrace relieved by gravelled areas and cobbled stone set relief and features mature boxwood topiary and mature clipped bay trees together with a raised herb garden/feature wall retained by a mellow dry stone wall feature. External water and lighting.

Double Garage and Parking

Rather unusually for a house in such a central location, St. Margaret's House benefits from a nearby double garage offering a secure parking arrangement, located across Queen Street in Bull Yard - see attached Promap location plan. Please note the area inside the blue must not be parked on, to always enable unrestricted vehicular movement.

GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All mains services are connected. Gas fired central heating circulating to radiators. Being Grade II Listed, the property is single glazed.

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 19 Mbps
Superfast 80 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - • EE - • Three - •
✓ = Likely • = Limited

LOCAL AUTHORITY

Council Tax Band F
Newark & Sherwood District Council
Castle House
Great North Road
Newark on Trent
Nottinghamshire
NG24 1BY
www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

VIEWING ARRANGEMENTS

If you are interested in St.Margaret's House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk



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LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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REGIONAL PLAN

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Conditions of Sale

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LISTING:

ST MARGARET'S AND ATTACHED BOUNDARY WALL AND RAILING

Heritage Category: Listed Building
Grade: II
List Entry Number: 1046112
Date first listed: 09-Feb-1973
List Entry Name: ST MARGARET'S AND ATTACHED BOUNDARY WALL AND RAILING

House. Late C18, raised early C19. Brick with rendered left gable, stone dressings and pantile roof. Dentilled eaves, splayed lintels, 2 gable stacks. Full-width 2-storey lean-to at rear. Central blank flanked by single plain sashes. Above, 3 smaller glazing bar sashes. Central C20 panelled doorcase with pediment and fielded 6-panel door, flanked by single plain sashes. To right, a panelled entry door with overlight. Outside, renewed dwarf brick boundary wall with mid C19 cast iron railing and gate.

Listing NGR: SK 70053 53979

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SD/TD