

WESTHORPE LODGE

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NOTTINGHAMSHIRE NG25 0ND



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



WESTHORPE LODGE

Featuring an elegant and classical façade Westhorpe Lodge is a fine and substantial Grade II Listed period house, offering a superb family home of manageable proportions, close to Southwell amenities and highly regarded schooling within walking distance.

The present owners have resided at Westhorpe Lodge as their family home for many years and are today reluctant sellers. During their ownership the property has benefited from well considered improvement of a remarkably high standard whilst being responsibly maintained, and today offers a stunning family home with an excellent internal specification, in extensive grounds offering a picturesque private setting, whilst being within convenient walking distance of the ever-popular Minster town amenities.

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.

PRICE GUIDE: £1,450,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Principal Garden Entrance Hall

Situated on the main south front of this fine and substantial period house. Featuring a large, glazed period design door opening to the south facing front flagstone terrace. Charming inglenook style hall recess.

Striking flagstone floor.

Secondary Vestibule Entrance

Again, on the main south front of Westthorpe Lodge.

Fielded period entrance door with regency fan light above. Internal half glazed doorway with leaded stained-glass relief and an arched fan light above.

Secondary Inner Hall

Having a traditional flagstone floor connecting in open plan through a square arched opening to:

Outer Hall – Stairwell

Featuring a stunning oak panelled stairwell and an imposing two flight period staircase of an arts and crafts design with an impressive stain glass window above the half landing stage; the staircase, hall and landing is certainly one of the signature features of Westthorpe Lodge and affords an immediate impression of the character and appeal of this wonderful period home.

Elegant Sitting Room

5.75m x 5.70m (18'9" x 18'9") *maximum dimensions*

The focal point of the room is a period fireplace of a Georgian design with fluted pilaster detailing – inset gas fire. Square shuttered bay window. High corniced ceiling.

Fielded doors. Beautiful formal garden aspect.

Formal Dining Room

5.60m x 4.15m (18'3" x 13'6")

An impressive formal dining arrangement with a stunning oak floor and two striking floor to ceiling elegant sash windows. Arched recess display alcoves.

Access from the outer hall to:

Craft Room – Small Study

3.80m x 2.45m (12'6" x 8'0")





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Second Sitting Room 5.55m x 4.25m (18'3" x 14'0")

High grade oak flooring. Feature stone fireplace – fitted cast iron wood burning stove. Imposing full height sash window to south garden aspect.

Superb Mark Wilkinson Kitchen – Breakfast Room

9.80m x 4.50m (32'0" x 14'9")

A first class bespoke 'high end' kitchen with a comprehensive range of a contemporary shaker design cabinets complemented by granite counter tops and a complementary culinary island. A warming traditional Aga cooking range and high-grade Miele appliances enhance the quality and practical appeal of this delightful kitchen.

French doors from the breakfast – dining end of the kitchen open into a sheltered internal rear courtyard and a high vaulted ceiling to this end of the room lends a sense of volume scale and contemporary design to what is an extension to the original house.

Large Walk in Fully Fitted Pantry

Laundry Room

Access to a separate walk in storage cupboard.

Bespoke Neville Johnson Study

3.25m x 2.45m (10'9" x 8'0")

A high-grade study offering a comprehensive suite of built in cabinets. Aspect to internal courtyard.

Rear Boot Room – Cloak Room

Secondary staircase to first floor. Flagstone floor. In practice this rear entrance to Westhorpe Lodge is the main day to day entrance point.

Wine Cellar

An excellent example of a traditional barrel-vaulted cellarage in two main chambers.

Cloak Room WC

Having a useful built in coat storage capacity.



FIRST FLOOR

Main Landing

Impressive main landing alighted from a wonderful Arts and Crafts design balustraded solid oak staircase relieved by wainscot panelling and featuring turned balusters and newel posts, with acorn detailing; the upper landing gallery features an arched oak ornamental framework above the stairwell.

Primary Bedroom Suite

Bedroom One 8.50m x 4.25m (27'9" x 14'0")

Sash window to formal garden aspect. Range of high-grade bespoke furniture supplied by a specialist London company.

Dressing Room

Sash window to formal garden aspect. Further extensive range of built in furniture matching the bedroom fittings.

Internal stepped access down to:

Fully Tiled Shower Room Ensuite

A high grade contemporary en suite arrangement featuring a large corner shower, two cantilevered wash hand basins and a low flush wc relieved by bespoke joinery and detailing including a downlight canopy. Chrome ladder towel rail.



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FIRST FLOOR

Centre Bedroom Two

4.55m x 4.50m (15'0" x 14'9")

Having a sash window to the formal garden aspect.
Enclosed shelved closet. Built in wardrobes.

Bedroom Three (W)

4.20m x 4.15m (13'9" x 13'6")

Having a sash window to formal garden aspect. Fielded door and high coved ceiling.

Centre Bedroom Four

3.65m x 2.95m (12'0" x 9'9")

Sash window to formal garden aspect. Fielded door and high coved ceiling.

Rear Lower Bedroom Five

4.20m x 2.45m (13'9" x 8'0")

Sealed unit double glazed window to rear courtyard aspect.

Fully Tiled House Bathroom

High grade Villerot Boch suite comprising a deep panelled bath with chrome mixer tap and retractable hand shower, two cantilevered wash hand basins, corner shower and low flush wc concealed cistern.
Chrome ladder towel ladder.

Half Landing

Fully Tiled Bathroom Two

Villeroy Boch suite comprising a large contemporary bath, with shower above, cantilevered washstand and a low flush wc with concealed cistern.



FORMAL GROUNDS AND OPEN BAY CART SHED GARAGE

Westhorpe Lodge is approached from Westhorpe along a shared access private driveway through an electrically operated timber gated entrance to a gravelled parking court.

Large Double Open Bay Cart Shed Garage.

A walkway from the garage leads to an attractive landscaped rear internal courtyard with a tranquil water feature, which on a practical level forms the main day to day entrance to Westhorpe Lodge.

Westhorpe Lodge has an imposing main south façade of a classically Georgian design with a later centre gabled addition, overlooking a gravelled parking court with stone steps leading down to the formal lawns and extensive grounds which have been managed to an exceptionally high standard and are without question a particular feature of the sale.



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The overall sale area extends to 1.11 Acres (or thereabouts) featuring expansive formal lawns relieved by profusely stocked beds and borders with an abundance of ornamental deciduous and coniferous tree specimens creating a wonderful structure and form whilst affording great privacy. To the rear of the garden there is a more recently created traditional kitchen garden with raised beds and borders and a wild garden/ children's recreation area. It is understood that the lower section of the garden once accommodated a tennis court and may therefore be possible to reinstate a tennis court again in the future if so desired.

Gymnasium – Games Room and Private Office

A separate building accessed across the sheltered rear courtyard provides an excellent range an ancillary accommodation in the form of a first class gym with bifold doors opening onto the courtyard and a striking balustraded glass staircase rising to the first floor where there is a useful private office with a dormer window overlooking the courtyard below.



GENERAL INFORMATION & FLOORPLANS

FOR IDENTIFICATION PURPOSES - NOT TO SCALE



SERVICES

All mains services are connected. High grade gas fired central heating served by two Viessman boilers located in an external plant room.

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.

Environmental Factors

The property is not known to have flooded in its lifetime – purchasers should make their own enquiries with regards to environmental considerations.

ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at <https://www.epcregister.com/searchReport.html>

Ref No: 0388-3029-2208-4727-3200

Available Broadband

Standard 15 Mbps
Superfast 80 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ●
EE - ● Three - X

✓ = Likely

● = Limited

X = Poor

LOCAL AUTHORITY

Council Tax Band H
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 Westhorpe Lodge and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

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MAPS & LISTING INFORMATION

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN

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LISTING: WESTHORPE LODGE, WESTHORPE

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1046059
Date first listed:	09-Feb-1973
List Entry Name:	WESTHORPE LODGE
District:	Newark and Sherwood (District Authority)
Parish:	Southwell
National Grid Reference:	SK 69222 53615

House. Late C17, refenestrated early C19, with late C19 additions. Roughcast, with stone dressings and slate roof. Plinth, coped gables, 2 gable and 2 ridge stacks. Windows are mainly glazing bar sashes with moulded surrounds. 2 storeys; 5 window range. Symmetrical south front has a central wing with pedimented gable and a single sash. On either side, 2 sashes, those to left being smaller. Central flat roofed square bay window with 3 plain sashes. To right of the wing, a C19 hipped bay window with round headed sashes. To left of the wing, a similar addition with moulded doorcase, 6-panel door and fanlight. Beyond, on either side, 2 full-height sashes.

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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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