

HOME FARM HOUSE
CORKHILL LANE
NORMANTON, SOUTHWELL
NOTTINGHAMSHIRE NG25 0PR



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



HOME FARM HOUSE

An exquisite Grade II Listed period house (partially attached) of appreciable character offering a beautiful home of a 'Homes and Gardens' standard in a delightful semi-rural situation on the immediate outskirts of Southwell, a relatively short walk from Burgage Green and the thriving amenities of Southwell.

The present owners have nurtured and maintained Home Farm House to a commendable standard and the sale affords a rare opportunity to acquire a rather special property in a highly convenient location.

NORMANTON (NEAR SOUTHWELL)

Normanton is a small settlement one mile to the northeast of the Minster town of Southwell accessible to the main regional centres of Nottingham, Newark and Lincoln.

Southwell is a thriving market town offering a useful range of amenities - professional services and the local schooling is of a renowned standard. In turn, the town offers a range of sporting and cultural activities - together with an active sports centre.

Newark on Trent offers an extended range of amenities (including a large Waitrose supermarket) and from Newark there is a connection to the A1 national road network and a direct rail link into London Kings Cross in a scheduled journey time of 85/90 minutes - or thereabouts.

PRICE GUIDE: £1.275 million



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Main Entrance Hall

A welcoming 'wee dram' can be accommodated for guests on arrival of Home Farm House – there's a small hidden whiskey cupboard within the original soot closet.

Offering an immediate indication of the considerable charm and character of this fine period home.

Features include a striking flagstone floor, and a traditional half glazed fielded entrance door. Heavy exposed ceiling timbers.

Atmospheric Sitting Room

4.85m x 4.10m (15'9" x 13'6")

Imposing stone dressed inglenook fireplace with an unusual curved exposed brick interior incorporating a high-capacity wood burning stove – perfect for cooler evenings. Exposed ceiling timbers, half glazed French doors to courtyard. Sliding sash window overlooking the country garden. Access to:

Basement Cellarage

Snug – Second Sitting Room

5.05m x 2.80m (16'6" x 9'3")

Exposed ceiling timbers, two shuttered windows. Fireplace set to a flagstone hearth with an oak over mantel and fitted electric stove – room heater. Recess display shelving.

Hall Recess

Cloakroom WC

Fitted pedestal wash hand basin and low flush wc. Painted matchboard wall panelling. Flagstone floor. Exposed ceiling timbers.





Delightful Country Kitchen

4.55m x 4.10m (15'0" x 13'6")

The focal point of this charming kitchen is a vintage county cream four oven Aga cooking range. Heavy exposed original ceiling timbers and a flagstone floor ensure this room is brimming with character. Extensive range of handcrafted kitchen cabinets with nickel furniture by Broughton's of Leicester complemented by Silestone countertops and a matching culinary island. Integrated Liebherr larder fridge and Bosch dishwasher. Double Belfast sink unit.

Recessed Walk-in Pantry-Storage Area

A useful ancillary storage space with light and power.

The kitchen is illuminated by nine high grade period design Jim Laurence glass light fittings. Half glazed French doors connect to the garden. Square open archway to:
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Morning Room – Breakfast Room

4.75m x 3.35m (15'6" x 11'0")

Having a high open vaulted ceiling incorporating four conservation style roof lights and three exposed king truss roof formations. Exposed brick/stone wall feature.

Handcrafted bespoke dresser unit incorporating drawers, shelves and display cabinets with nickel door furniture by Broughtons of Leicester. Half glazed sealed unit double glazed French doors with matching side screen connecting to a morning walled courtyard.

The Morning Courtyard

A delightful sheltered alfresco style morning courtyard – relaxation area which has been verdantly planted and features a mature fern which will remain in situ. There are three external light points, a double power socket, tap and outside lighting making this area a particularly pleasant and functional outside 'room'.

A latched oak door from the morning room connects to:

Back Kitchen – Laundry Room – Studio

6.50m x 2.50m (21'3" x 8'3")

Having a comprehensive range of fitted cabinets with nickel furniture. Integrated wine fridge. Bosche oven and hob unit. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Fitted Camray oil fired boiler unit serving domestic hot water and central heating systems. Flagstone floor.

Secondary Entrance Hall

In practice the secondary hall forms the main day to day entrance point to Home Farm House with a wide period entrance door leading into the hallway with a striking flagstone floor.

Boot Room

Having a useful latched door access to shelving and hanging space.

Snug – Study

4.10m x 3.35m (13'6" x 11'0")

Doorway connecting to external garden courtyard. Brick chimney feature. Exposed ceiling timbers. Yorkshire sliding sash window.



FIRST FLOOR

Charming central landing of character. The authentic character and antiquity of Home Farm House is much in evidence as you walk up the staircase, passing a timber framed wall section with an ancient timber staircase overhead rising to the second floor. Heavy exposed ceiling timbers.

Bedroom One

5.00m x 4.45m (16'3" x 14'6")

Comprehensive range of Tristan Goff high end bespoke bedroom furniture comprising a run of four double wardrobes complemented by a deep dressing table – display shelf run with three triple drawer chest fixtures beneath. Two sliding sash windows. Heavy exposed original ceiling timbers.

The Secret Staircase

Intriguingly there is a hidden staircase accessed from with the wardrobes of bedroom one leading up to the second-floor bathroom.

House Shower Room

Large rectangular shower incorporating tumbled marble mosaic interior tiling, thermostatically controlled shower installation and glass enclosure, Neptune vanity unit – washstand incorporating a fitted circular wash basin with a chrome mixer tap above and useful storage cabinets beneath, low flush wc. Translucent period window – fitted plantation shutters. Chrome ladder towel rail. Exposed ceiling timbers.

Luxury House Bathroom

High grade Laura Ashley suite comprising contemporary ball and claw foot bath with a chrome mixer tap/hand shower, washstand having chrome pedestal legs and glazed shelf detailing below, low flush wc. Combination radiator/towel rail. Translucent shuttered period window. Useful enclosed medicine-cosmetic storage cupboard.

Bedroom Two

4.70m x 2.90m (15'6" x 9'6")

Range of high-end Tristan Goff bedroom furniture comprising a wardrobe, three drawer chest/dressing table and matching display shelf with pelmet rail and concealed lighting over. Exposed original brick chimney breast incorporating display shelving.

Bedroom Three

4.00m x 2.25m (13'0" x 7'3")

Another characterful bedroom with a high apex ceiling and exposed rafters and purlins. Dormer window with sliding sash window casement overlooking the exquisite country garden.



SECOND FLOOR

Remarkable Three Chamber Attic

Comprising a stunning suite of rooms with steeply vaulted ceiling lines revealing original exposed timbers offering great flexibility to suit a variety of lifestyle requirements.

Central Cinema Room – Upper Relaxation Area

5.05m x 4.90m (16'6" x 16'0")

Alighted from a charming winding period staircase to an upper balustraded gallery – remarkable exposed original roof timbers. Gable end window with fitted plantation shutter.

Bedroom Four

5.20m x 4.80m (17'0" x 15'9") *overall dimensions*

High open apex ceiling – exposed structural roof purlins and rafters. Gable end sliding sash window. Useful range of built in wardrobes.

En Suite Shower Room

A creative internal subdivision of the main bedroom space with an interesting, curved feature wall. Comprising a corner shower cubicle with curved glass enclosure and a thermostatically controlled Aqualisa shower installation, contemporary washstand with a circular wash basin and a low flush wc with concealed cistern. Chrome ladder towel rail.

Bedroom Five/ Study

3.80m x 3.75m (12'6" x 12'3")

High apex ceiling – exposed original purlins and rafters. Dormer window incorporating a window seat – sliding sash casement window capturing the Southwell town landscape and Minster spires in the distance. Enclosed walk in storage closet.



EXTERIOR

Attached Double Garage

Two up and over access doors one of which is remote controlled. Light and power facility.
Access to useful partly boarded loft space with lighting.

Exquisite Landscaped Country Garden

Home Farm House enjoys one of the most charming and delightful, quintessentially English, country gardens we have seen in recent times and is a perfect complement in our opinion to this rather special 'Home and Gardens' period home.

The present owners worked with a landscape gardener to achieve what is one of the most appealing manageable country gardens we have seen.

The garden is divided into a series of 'rooms' which interconnect, and all have a purpose and character of their own described as follows.



Upper Courtyard – Alfresco Terrace

Access to the upper courtyard is through a wide arched profile roadside door and a winding paviour pathway approach with dusk to dawn sensor lighting.

A short, stepped access connects to the main raised terrace area, which is relieved by a variety of ornamental tree specimens, topiarised shrubs and a circular water garden feature.

External plug sockets, tap and lighting.

Olive Tree Parterre

A charming classically configured parterre, featuring an ancient central olive tree with lighting beneath, of a segmented circular design, with yew topiary and pleaching, lavender hedge rows, traditional buxus and pittosporum, acers and a magnolia specimen.

Steps from the olive parterre lead down to:

Working Compound – Potting Area – Greenhouse and Shed

A charming working area of the garden in the form of a lower courtyard area incorporating a productive greenhouse, composting corner and a purpose-built garden shed – workshop.

Old English Garden

The main formal garden is traditionally planted with an abundance of flowering shrubs, ornamental trees intended to provide colour and variety to the garden throughout the seasons of the year with specimens including fig, wisteria, magnolia grandiflora, silver birch and acer to name but a few.

A lower garden patio – alfresco area offers a pleasant, sheltered vantage point of the main garden and a tree seat is positioned at the far end of the garden offering a wonderful view back towards the house.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

Mains electricity water and drainage are connected. Mains gas supply is not available. Oil 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 15 Mbps / Superfast 80 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ● Vodafone - ●

EE - ✓ Three - ●

✓ = Likely ● = Limited X = Poor

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 Home Farm House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk



MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



GRADE II LISTING

CORKHILL LANE, Normanton SK7054 1919-0/7/206 (North East side)
09/02/73 Home farmhouse and attached barn.
(Formerly Listed as: CORKHILL LANE Normanton Home Farmhouse and Barn)

Farmhouse and attached barn. Late C17, the barn dated 1765 in brickwork of east gable. Both altered mid and late C20. Brick with diaper work on north side and south gable, with pantile roof. Coped gables. 2 gable and single ridge stacks. 2 storeys; 2 window range. L-plan. Irregular fenestration with mainly C20 casements. South front has to right a main block with a single window and to left a lower 2 storey block with a smaller window. Below, to left, a door under a glazed porch, and to its left a single storey wash house with a close boarded door. To right, a single window. West side has to left a mid C20 lean-to porch and to right a single window. South gable has a segment headed window on each floor, the upper one C18. North side has scattered fenestration. Barn has coggled eaves. North side has a central pair of doors, altered mid C20. East gable has the inscription "A S 1765" in brickwork, and 2 tiers of breathers. House interior has a C17 winder stair with turned balusters and moulded handrail. 2 blocked winder stairs to attics. Single and double purlin principal rafter roofs, all re-used timber. Part of a stud partition. Chamfered span beams in ground floor rooms. 4 plank doors and 2 C18 panelled doors.

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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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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