



BEAUVALE FARM
50 BEAUVALE
NEWTHORPE
NOTTINGHAMSHIRE NG16 2EY

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



BEAUVALE FARM

Is a rather special detached five-bedroom period farmhouse set in extensive mature gardens; 0.42 acres / 0.17 hectares (or thereabouts).

The property has been creatively renovated and modified over previous years, and particular reference is made to the wealth of exposed timbers throughout the property. Beauvale Farm is a charming and versatile family home capable of meeting the demands of 21st century living, with the scope to accommodate a dependant relative or blended family with ease; there being an excellent self-contained and independent annexe to the rear of the main house.

Newthorpe is a relatively small village settlement bordering to Moorgreen which lies approximately ten miles north of Nottingham forwarding direct convenient access to the M1 – National Road network.

There is a local village primary school – Greasley Beauvale Primary School within convenient close proximity of the property.

MILEAGES

Nottingham	9 miles
Mansfield	13 miles
Derby	15 miles
East Midlands Airport	18 miles

ANNEXE ARRANGEMENT

The self-contained annexe separate from the main house and approached across a rear courtyard is a particular feature of the sale and considered to be ideal for a variety of uses.

FUTURE POTENTIAL FOR EXTENSION / ALTERATION

The present owners have secured consent from Broxtowe Borough Council for creative front and rear extensions. A copy of the alterations to the proposed ground floor plan conceived by Lathams Architecture and Urbanism (accompanying the particulars) would offer an exciting evolution to the existing ground floor layout for potential buyers wishing to create an enlarged living kitchen arrangement.

Planning Consent Ref. 24/00849/FUL. 27 February 2025.
Broxtowe Borough Council

PRICE GUIDE: £730,000



GROUND FLOOR

Entrance Porch – Front Hall

A traditional replacement entrance door and a deep vertically aligned trisection oak framed fix window to the front garden aspect create good natural lighting to the hall. Terracotta style tiled flooring and exposed brick internal wall sections lend character to the hall.

Internal quarter panelled doorway connecting to:

Inner Entrance Area

Staircase rising to an upper central landing gallery across a half landing platform. Open plan stepdown to:

Central Living – Dining Kitchen

4.85m x 4.15m (15'9" x 13'6")

The kitchen area incorporates a contemporary U-shaped configuration of cabinets incorporating appliances comprising an AEG five ring gas hob with extraction canopy above and an Electrolux double oven/grill. Plumbing for automatic dishwasher.

A breakfast – informal living area is adjacent to the kitchen in open plan and set beneath the upper-level central landing gallery, creating a real sense of scale and character with the impressive open ceiling extending into the main roof line – revealed timbers. A solid fuel stove is the focal point of the room – not commissioned or warranted by the present owners.

A doorway from the breakfast room connects to:

Larder – Wine Store – Half Cellar

Oak framed and glazed double doors from the breakfast room connect to:

Utility – Cloakroom

Fitted low flush wc. Range of storage cabinets. Plumbing for automatic washing machine. Single drainer stainless steel sink unit.



Family Room – Dining Room

4.80m x 4.80m (15'9" x 15'9")

Having two sets of sealed unit double glazed French doors overlooking the rear garden and double full height sealed unit double glazed doors connecting to the garden terrace with an opposing sealed unit double glazed side window overlooking the entrance courtyard. Traditional brick fireplace incorporating a cast iron woodburning stove – not commissioned or warranted by the present owners.
Coved ceiling.

Glazed doors from the kitchen – outer hallway connect to a rear entrance porch which in practice offers a useful day to day entrance point to Beauvale Farm, linking conveniently across the rear entrance courtyard and separate annexe.

Spacious Main Sitting Room 7.10m x 4.15m (23'3" x 13'6")

A large double reception room of considerable character having an attractive oak floor and sealed unit double glazed bi folding oak framed doors connecting to the rear garden terrace. Deep vertical trisection oak framed window connecting to rear garden aspect. Two secondary double-glazed traditional period windows to front aspect. Central exposed brick chimney – fitted woodburning stove. Exposed ceiling timbers lending appreciable character to the room. In short, an impressive dual aspect double reception room. Half glazed fielded quarter panelled oak door returning to the hall.

The outer hall – lobby from the kitchen has a wide gauge traditional fielded pine door at the far end connecting to:

Wonderful Games Room – Entertaining Area

6.60m x 4.00m (21'6" x 13'0")

Presently serving as a dining room, this large versatile room is rich in character having a high open vaulted ceiling and exposed structural timbers. Polished oak flooring. Three sets of French doors connecting to the exterior.



FIRST FLOOR

Remarkable Central Landing Gallery

Featuring a magnificent open ceiling extending into the main roof lines of the house and revealing exposed timbers and original purlins. The walk around gallery looks down onto the breakfast room – living area below. Attractive pine staircase with square chamfered balustrade detailing.

Primary Bedroom Suite

Bedroom One

4.15m x 4.10m (13'6" x 13'6")

Having an open vaulted ceiling – exposed structural roof timbers. Sealed unit double glazed traditional windows. Oak doorway connecting to:

Bathroom En Suite

This is a large ensuite arrangement featuring an open vaulted ceiling and exposed timbers. Spacious corner double shower – fitted Triton thermostatically controlled independent shower with sliding glass door enclosure. Traditional freestanding bath with side chrome taps, pedestal wash hand basin and a low flush wc. Ladder towel rail. Velux sealed unit double glazed roof light. Cork tiled floor finish.



Secondary Bedroom Suite

Bedroom Two 4.15m x 3.05m (13'6" x 10'0")

High open vaulted ceiling having exposed structural roof timbers. Two traditional windows. Gothic arched profile pine door with step down to:

Shower Room En Suite

Having vaulted ceiling lines and reduced ceiling height. Gable end profile shower cubicle incorporating a fitted Triton independent electric thermostatically controlled shower – folding glass screen enclosure. Pedestal wash hand basin and low flush wc. Cork tiled floor. Velux sealed unit double glazed roof light. Ladder towel rail – radiator.

Rear Bedroom Three 4.25m x 2.35m (14'0" x 7'9")

Partially vaulted ceiling line. Traditional sealed unit double glazed window. Oak doorway returning to the landing.

Rear Bedroom Four 4.25m x 2.35m (14'0" x 7'9")

Partially vaulted ceiling line. Traditional sealed unit double glazed window. Oak doorway returning to the landing. Enclosed airing cupboard – boiler cupboard incorporating a fitted Main gas fired boiler unit serving domestic hot water and central heating systems.

From the half landing stage of the staircase a pine doorway connects to:



House Bathroom

Fitted traditional suite comprising a freestanding bath, pedestal wash hand basin and low flush wc. Cork tiled floor. Translucent sealed unit double glazed traditional window. Ladder towel rail.

From the main landing a short flight of stairs elevates up to:

Study – Den 2.40m x 2.25m (7'9" x 7'3")

Having exposed vaulted ceiling lines and roof timbers. Velux sealed unit double glazed roof light.



EXTENSIVE MATURE PRIVATE GARDENS, DETACHED ANNEXE, GARAGE AND A FORMER DOVECOTE OUTBUILDING

Beauvale Farm benefits from an excellent range of ancillary buildings complementing the main living accommodation within the farmhouse and particular reference is made to the self-contained annexe building.

DETACHED ANNEX - HOME OFFICE

A well-appointed, self-contained annexe arrangement ideal for guests, dependant relatives, independently minded teenagers or homeworking, with a good degree of privacy.

Living Room – Kitchen Area

5.85m x 4.20m (19'3" x 13'9") *overall incorporating the stairwell*

The kitchen area has a range of contemporary gloss white cabinets. Fitted electric oven and hob. Cork tiled floor finish.

Plumbing for automatic dishwasher. Open balustraded staircase rising to landing and an upper-level bedroom.

Upper-Level Bedroom

4.20m x 2.95m (13'9" x 9'9")

Having a reduced ceiling height and vaulted ceiling lines. Exposed timbers and Velux roof light. Separate washroom wc.

The annexe is heated by an independent gas central heating system served by a Baxi gas fired boiler which also provides domestic hot water.

Garage

6.50m x 5.15m (21'3" x 16'9")

A useful large-scale garage with an upper storage mezzanine platform. Light and power facility and side personnel door.

Workshop/Store – Former Dovecote

3.80m x 3.20m (12'6" x 10'6")



GARDENS

The productive and attractive well-maintained gardens are a particular feature of the sale of Beauvale Farm. The house is approached from Beauvale along a deep driveway culminating in a useful vehicle – parking court which in turn gives access to the garage.

The rear garden is formally planted and features a sheltered sun terrace, productive rose garden – herbaceous border opening out onto a water garden with a rill connecting to a small pond. Formal planting in the garden features level lawns relieved by a variety of ornamental bushes and well-established mature trees.

The property is set back a considerable distance from the road behind a deep fore garden with expansive lawns relieved by a variety of mature trees acting as an attractive and effective shelter belt.



POTENTIAL EXTENSION / ALTERATION



- KEY**
- Existing walls / partitions
 - New build walls / partitions & infills
 - Indicating floor print of extension against existing

GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains services are available. Gas central heating circulating to radiators with separate systems for the house and annex.

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.

TENURE

We understand the property is freehold and will be offered with vacant possession upon completion.

Available Broadband

Standard 5 Mbps
Superfast 80 Mbps
Ultrafast 1800 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ● EE - ✓ Three - ●
✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band E
Broxtowe Borough Council
Town Hall
Foster Avenue
Beeston
Nottingham
NG9 1AB
www.broxtowe.gov.uk
0115 917 7777

VIEWING ARRANGEMENTS

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

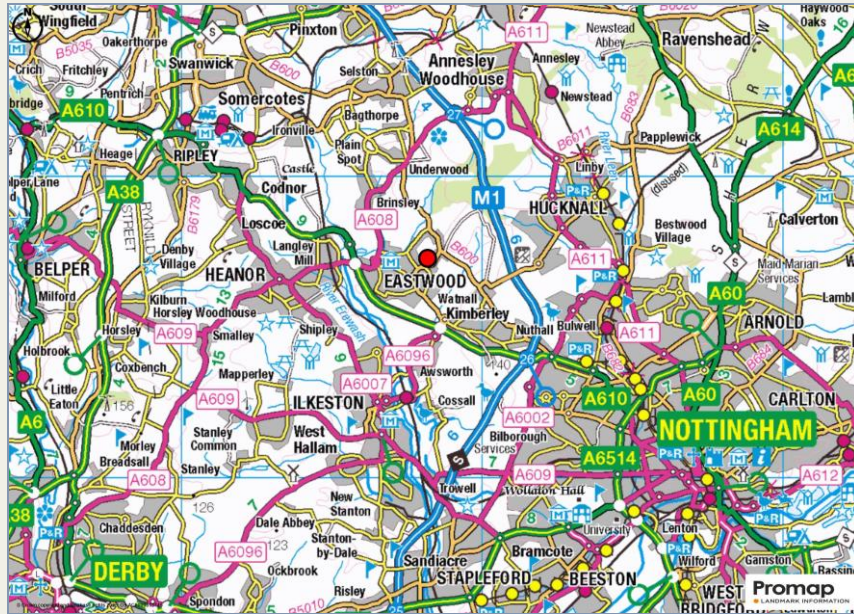


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MAPS & ENERGY PERFORMANCE RATINGS

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: 0611-3932-5209-3777-0204

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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SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL
NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk



www.smithandpartners.co.uk

