

## COACH HOUSE CORNER

5, HALL MEWS, PAPPLEWICK NOTTINGHAMSHIRE  
NG13 8FW



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)





## 5 HALL MEWS

A rather special three double bedroom stone built mews conversion of considerable character, Listed Grade II, in a stunning setting bordering to a mature rural landscape, once the parkland to nearby Papplewick Hall, itself scheduled in the Gedling Borough Historic Parks and Gardens Register; the views from the garden exceptional.

Coach House Corner offers a particularly well-presented country property in a unique setting with a high specification, considered well suited to professionals, retirees or small families alike; internal inspection is genuinely recommended.

The main west facing garden is a delight and unusually features a heated (air source) outdoor swimming pool, decked terrace and summer house capturing the remarkable views and historic cricket pitch close by.



## PAPPLEWICK

Papplewick is a small essentially unspoilt village which lies to the north of Nottingham, protected by a Conservation area designation. There is relatively direct access into Nottingham city centre and Mansfield with convenient access to the M1 Motorway network which offers strategic commuter links to the north and south. There are first class shopping amenities and professional services in the suburban centre of Arnold, and close by day-to-day amenities are provided by a range of shops grouped around the square in the centre of Ravenshead village.

PRICE GUIDE: £730,000



## GROUND FLOOR

Imposing fielded entrance door with Regency fan light above and arched stone detailed surround creating an impressive formal entrance to Coach House Corner (5 Hall Mews).

### Superb Central Dining Hall

6.80m x 2.95m (22'3" x 9'9")

increasing to 3.30m (10'9") overall

*An immediate indication of the appreciable character and quality of this wonderful Mews conversion.*

Open two flight returning contemporary staircase rising to first floor landing gallery. Useful understairs storage space. Striking wide gauge oak flooring. Exposed ceiling cross timbers and recessed downlighting.

Fielded double door connecting to a charming shared internal central courtyard.

### Side Hall

### Superb Cloakroom/WC

High grade contemporary white suite featuring a wall mounted contemporary wash hand basin and low flush wc. Sealed unit double glazed picture window offering a remarkable country garden/far reaching rural aspect.

**Study** 3.85m x 2.50m (12'6" x 8'3")  
*maximum dimensions*

High grade wide gauge oak finished flooring connecting through from the side hall and main dining hall. Half grazed traditional French door connecting to garden terrace. Access to useful understairs storage space.

Contemporary oak framed glazed double doors from the dining hall connect to:

### Delightful Sitting Room

6.05m x 6.05m (19'9" x 19'9")

A room of appreciable character having a high heavily timbered ceiling and a striking stone inglenook style fireplace incorporating a fitted Dunsley wood burning stove set to a raised flagstone hearth. Two arched profile sealed unit double glazed windows overlooking the internal courtyard. Two further sealed unit double glazed windows to front garden aspect. A charming well-proportioned reception room ideal for entertaining and family gatherings.

### Entrance Hall/Secondary Lobby

In practice, this access point to Hall Mews is the main day-to-day entrance point, there being a pathway from the front of the house leading across to the garage and entrance courtyard. Fielded half glazed entrance door. Useful enclosed coat cupboard.

### Utility Room

Plumbing for automatic washing machine and space for a condensing dryer. Range of shaker style storage cupboards and woodblock surface - central Belfast sink unit with chrome mixer tap. Polished ceramic stone flooring extending through from the hall. Contemporary oak door connecting through to:

### Superb Contemporary Breakfast Kitchen

6.10m x 3.65m (20'0" x 12'0") *maximum dimensions*

Comprehensive range of cabinets in contrasting grey and gloss white finishes complemented by Corrian countertops. Superb culinary island incorporating a Neff induction hob and wine chiller. Integrated appliances comprise a Neff double oven - warming drawer. Full height integrated larder fridge and separate freezer. Integrated Beko dishwasher. Integrated 1.5 bowl Corian sink unit.

Two sets of wide sealed unit double glazed French doors opening to the garden terrace - magnificent open aspect across the deep country garden and adjacent countryside. Exposed period cross beam - recessed downlighting. High grade porcelain stone floor tiling.







## FIRST FLOOR

### Remarkable Gallery Landing

Alighted from a striking two flight dog leg return staircase with polished chrome balustrading. Interesting, vaulted ceiling lines creating a real sense of scale. Two Velux sealed unit double glazed roof lights. Exposed structural timbers.

A spacious light landing which would also serve as an informal seating/study area, if desired.

### House Bathroom

High grade contemporary RAK Ceramics white suite comprising a deep rectangular bath with side wall mounted cascading mixer tap, contemporary washstand with pedestal chrome mixer tap, and a low flush wc. Velux sealed unit double glazed roof light. Ceramic floor and wall tiling.

### Primary Bedroom Suite

#### Bedroom One

6.25m x 6.05m (20'6" x 19'9")

A stunning main bedroom with partially vaulted ceiling lines and excellent natural lighting created by two sealed unit double glazed Velux roof lights and a picture window to the front aspect.

#### Luxury En Suite Shower Room

High grade RAK Ceramics suite comprising a large walk in shower cubicle with thermostatically controlled chrome Mira shower, and sliding glass door enclosure, high grade contemporary wash stand with chrome pedestal mixer tap and a low flush wc. Wall mounted medicine cabinet and mirror fixture - stage lighting. Electric underfloor heating. Ceramic floor and wall tiling.

### Spacious Walk In Dressing Room

Comprehensively fitted with a range of open hanging rails, shelving and shoe racks. Sealed unit double glazed window to front garden aspect.

### Bedroom Two/Guest Suite

5.05m x 3.05m (16'6" x 10'0")

#### *maximum dimensions*

A well-appointed secondary bedroom arrangement featuring a large double bedroom with two sealed unit double glazed windows, one of which enjoys spectacular far reaching rural views across the country gardens and beyond. Partially vaulted ceiling lines. Enclosed airing cupboard housing a pre-lagged hot water cylinder.

### En Suite Shower Room

High grade contemporary white Geberit suite comprising a corner shower cubicle - fitted Mira thermostatically controlled chrome shower with glass, enclosure, striking contemporary wall mounted wash hand basin and a low flush wc. Chrome ladder towel rail. Velux sealed unit double glazed roof light.

### Bedroom Three

3.20m x 3.00m (10'6" x 9'9")

Sealed unit double glazed window to front garden aspect. Access to roof void.



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## GARDENS AND GARAGING

Central shared access courtyard/vehicle court.

### Double Garage

Electrically operated up and over access door, light and power facility. Useful storage loft providing excellent additional ancillary storage space.

Subject to design criteria and building regulation considerations, there is scope to create a studio/home office arrangement above the garage.

### Magnificent Country Gardens

A particular feature of the sale is the mature, somewhat larger than average, country garden which borders to spectacular unspoilt open countryside and provides far reaching views with Papplewick church in the near distance.

A front pathway and central shared pathway contain a level fore garden with mature box hedge and partially walled boundary lines. A shared covered walkway leads through Hall Mews to a shared central courtyard and formal entrance.

### Shared Central Courtyard

A picturesque central gravelled courtyard with a central stone compass feature, offering a charming low maintenance space, and providing the main pedestrian access to Coach House Corner (5 Hall Mews).

### Wonderful Main Country Garden

A raised flagstone terrace retained by a semi-circular stone wall offers a delightful vantage point across the garden and surrounding countryside, with a wide stone stepped staircase leading down to gently sloping lawns relieved by mature yew trees and a rhododendron shrubbery, together with a range of ornamental shrubs and trees.

### Heated Outdoor Swimming Pool & Summer House – Grade II Listed

An intriguing and attractive feature of the sale is the heated outdoor swimming pool which once belonged to the nearby hall – a classical Grade I Listed country house.

The swimming pool is heated by an air source heat pump and has a timber deck - sun terrace. The vantage point and aspects from the summerhouse and sun terrace are spectacular, bordering arable farmland with views also towards the village cricket pitch and pavilion. In our opinion, a unique and rather special feature of this fascinating country property.

Note - the country gardens are bounded by an established hedgerow on one side and there is an open boundary on the opposing northern side with the neighbouring property creating a spectacular open lawned garden aspect.

### Raised Herb Garden

### Stone Built Garden Workshop/Store

Exterior coach lamp lighting.



## GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

### LISTING:

STABLE RANGE AT PAPPLEWICK HALL,  
BLIDWORTH WAYE

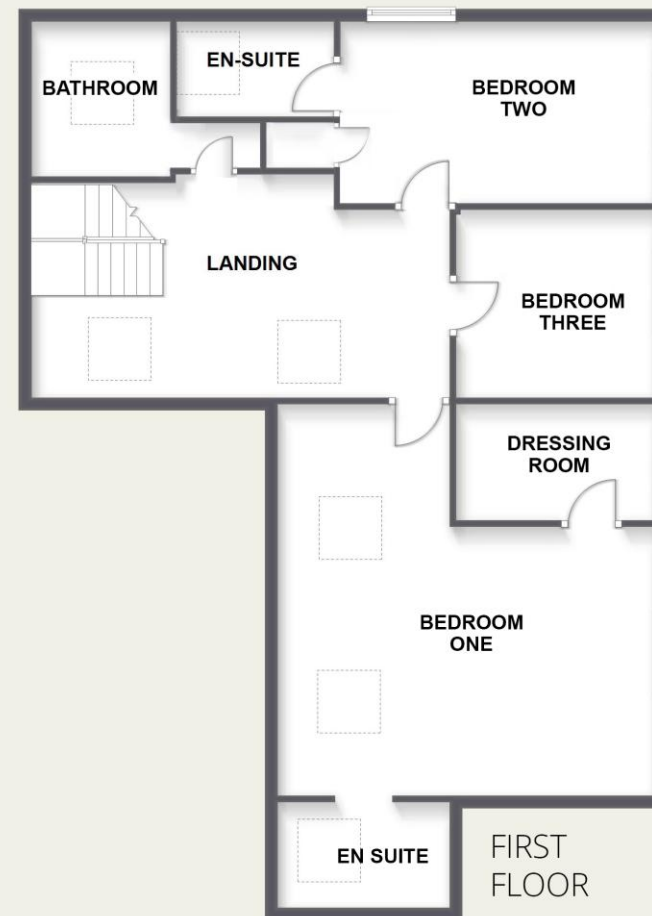
Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1227537  
Date first listed: 13-Oct-1966  
List Entry Name: STABLE RANGE AT PAPPLEWICK HALL  
County: Nottinghamshire  
District: Gedling (District Authority)  
Parish: Papplewick

PAPPLEWICK off BLIDWORTH WAYE SK 55 SW  
Formerly Main Street (west side) 1/122 Stable range at Papplewick Hall 13.10.66 G.V. II Stable range, now houses. Late C18 and early C19. Coursed and squared rubble with gabled and hipped slate roofs. Rubble plinth, plain eaves, 2 ridge stacks. Windows are mainly C18 mullioned casements and unglazed openings. Single and 2 storeys, 6 bays deep by 5 bays wide. C-plan around square courtyard, plus wing to north. Courtyard north side has projecting pedimented central bay with 3 carriage openings with elliptical heads. Flanked by single round headed doorways and beyond, 2 round headed casements. To right again, door and window. West side has 5 recessed round headed openings each with door with fanlight, South side has 3 doors flanked by 2 mullioned casements. Beyond, to left, a casement. Beyond to right, 3 casements. Above, 6 Yorkshire sashes. East side has boundary wall with flat coping. Pair of square gatepiers with moulded bases and corniced capitals. North wing has to east, irregular C20 fenestration. North gable has stone stairway. West side has C20 fenestration. North and west rear elevations have irregular unglazed fenestration.

National Grid Reference: SK 54833 51787



GROUND FLOOR



FIRST FLOOR

#### Available Broadband

Standard 6 Mbps Superfast 39 Mbps

#### Available Mobile Coverage (based on calls indoors)

O2 - ● Vodafone - ● EE - ● Three - ●

✓ = Likely ● = Limited X = Poor

#### LOCAL AUTHORITY

*Council Tax Band G*

Gedling Borough Council  
Civic Centre, Arnot Hill Park,  
Arnold, Nottingham NG5 6LU  
[www.gedling.gov.uk](http://www.gedling.gov.uk)

#### VIEWING ARRANGEMENTS

If you are interested in 5 Hall Mews and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

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## MAPS & SERVICES INFORMATION

### REGIONAL PLAN

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### SERVICES

Mains water, electricity and gas are available. Gas fired central heating circulating to radiators and sealed unit double glazing. We understand the original shared foul drainage system has in recent times been adopted by Severn Trent Water – the Sellers will provide further information to interested parties.

*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.*

### 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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