

THE OLD SCHOOL
MAIN STREET HOVERINGHAM
NOTTINGHAMSHIRE NG14 7JR



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE OLD SCHOOL

A capable and creative conversion of a former Victorian school (circa 1875) offering a generously proportioned family home with an extensive and flexible internal plan, in a delightful village edge setting approached from the village Main Street over a long private driveway. The Old School borders to the open space of the village sports field and recreation area, beyond which there are attractive views of the surrounding Trent Valley countryside.

HOVERINGHAM

Hoveringham is a thriving highly regarded Conservation village set in the Trent Valley countryside between the regional centres of Nottingham and Newark on Trent, close to an extensive range of amenities in the historic Minster town of Southwell.

The village offers the essence of traditional English country life with a village cricket pitch, a thriving village inn and an active resident community.

The neighbouring larger village of Lowdham offers an extensive range of day-to-day amenities with direct road - rail access into Nottingham city centre. The historic market town of Southwell is a well facilitated local main population centre which meets all day-to-day needs.

MILEAGES – REGIONAL CENTRES

LOWDHAM – 3 miles
 BURTON JOYCE – 4 miles
 SOUTHWELL – 7 miles
 NOTTINGHAM – 11 miles
 NEWARK – 16 miles
 MANSFIELD – 21 miles
 GRANTHAM – 24 miles

Fast East Coast Main Line Rail Service

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £675,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Vestibule

Large translucent half glazed traditional entrance door, quarry tiled floor. Useful fitted open shelving. Double height glazed vertical division and glazed internal doorway connecting to:

Entrance Hall

Striking spiral steel staircase in an emerald green paint finish offering a secondary staircase access to the first floor. High open vaulted ceiling. Internal doorway connecting to the garage. Square opening to:

Side Hall

Underfloor heating.

Cloakroom/WC

Fitted contemporary suite comprising a low flush wc and wall mounted wash hand basin.

Remarkable Central Dining Kitchen - Dayroom

6.15m x 4.45m (20'3" x 14'6")

Arguably the heart of this fascinating period home, featuring a main bespoke kitchen area with a range of traditional handcrafted cabinets in a painted heritage grey finish complemented by black granite countertops and a Belfast sink unit, configured in an L-shaped formation. Ample base cupboards and drawers complemented by useful wall storage units. Large housekeeper's cupboard in a natural wood grain finish incorporating an internal pantry and concealed larder fridge. Recessed downlighting. Two replacement sealed unit double glazed sash windows. Underfloor heating. A granite topped island with useful storage capacity beneath serves to create what is in practice a well-planned and equipped kitchen area, which then links in open plan to:

Dining - Relaxation Area

High grade bi-fold sealed unit double glazed oak doors connecting to rear sundeck. Further range of painted heritage grey fielded storage cupboards with a deep hardwood display shelf above, matching the main kitchen installation. Attractive 'travertine' ceramic stone flooring. Translucent contemporary design oak door to:

Utility Room

Single drainer 1.5 bowl stainless steel sink unit. Plumbing for automatic washing machine. Useful fitted storage cupboards. Sealed unit double glazed replacement sash window overlooking the rear garden.

Remarkable Main Sitting Room

6.45m x 4.65m (21'0" x 15'3")

An impressive and spacious principal reception room ideal for entertaining and family occasions having a magnificent open ceiling extending into the main roofline of the original school room building, with a series of feature replacement sealed unit double glazed windows profiling the original Gothic arched openings and sash windows of the building. Open tread white painted staircase rising to a first-floor landing gallery platform. The original school room wall panelling has been tastefully painted in a heritage grey pastel tone and forms a dividing wall between the main sitting room and a connecting garden sitting room/family room, through double doors. In practise, with the double doors opened, one enlarged space can be created, ideal for parties and larger social gatherings.

Second Sitting Room/Family Room

4.80m x 4.20m (15'9" x 13'9")

A delightful room overlooking the rear garden. Sealed unit double glazed French doors opening to garden terrace and double glazed replacement side sash window. Handcrafted fireplace incorporating a cast iron wood burning stove set to a Ruabon tiled hearth. A rather pleasant room that relates well to the connecting garden and open space beyond with attractive countryside views.

Study/Exercise Room

2.85m x 2.55m (9'3" x 8'3")

A versatile additional room with painted tongue and groove floorboarding and a replacement sealed unit double glazed sash window to the front aspect.



FIRST FLOOR

Stunning Landing Gallery

Arguably the signature feature of this remarkable school conversion...

The main galleried landing alighted from a two-flight open balustraded staircase overlooks the principle sitting room below. Series of replacement sealed unit double glazed sash windows (as previously described) creating excellent natural lighting. Magnificent open vaulted ceiling. Glazed doorway connecting to side landing passageway.

Open stepped timber staircase to:

Attic/Studio (reduced sloping ceiling height)
7.65m x 3.35m (25'0" x 11'0")

Exposed structural roof timbers. Three sealed unit double glazed roof lights - far reaching Trent Valley countryside aspect. Painted tongue and groove floorboarding. The attic is divided internally into two usable spaces with the smaller one having a hatch doorway connecting to an extensive additional attic storage space.

Access from the half landing stage of the main open staircase at first floor level to:

Bedroom One 4.80m x 4.20m (15'9" x 13'9")

An extremely pleasant main bedroom overlooking the rear gardens, village playing field and open countryside beyond. Range of built in wardrobes with sliding door fronts.

Large, sealed unit double glazed picture window. Exposed original pitch pine cross beam and interesting painted original schoolroom panelling.

Access from:

Side landing cross passageway to:

Bedroom Two 3.85m x 2.70m (12'6" x 8'9")

Partially vaulted mono-pitch ceiling line and exposed original roof timbers. Two replacement sealed unit double glazed windows and Velux sealed unit double glazed roof light. Useful built in wardrobe/shelved closet.

Bedroom Three 2.65m x 2.35m (8'9" x 7'9")

Open mono-pitch partially vaulted ceiling. Replacement sealed unit double glazed window with Velux sealed unit double glazed roof light above.

Bedroom Four 4.60m x 2.65m (15'0" x 8'9")

Vaulted ceiling lines - two Velux sealed unit double glazed roof lights.

Secondary Spiral Staircase

Access from the far end of the landing to the ground floor via a secondary spiral easy tread steel staircase in a painted emerald green finish - an interesting architectural feature. The far end of the landing has a gallery overlooking the hallway beneath.

House Bathroom

Contemporary white Roca suite comprising a deep rectangular bath with side chrome mixer tap, large corner shower with overhead rain shower and separate hand shower - curved glass enclosure, contemporary washstand with fitted chrome mixer tap and useful storage cabinets beneath, and a low flush wc. Graphite chrome ladder towel rail. Exposed original structural timbers. Striking stone effect ceramic wall tiling. Pitch pine panelled period door. Velux sealed unit double glazed roof light.

House Shower Room

Contemporary white suite comprising a large corner shower cubicle with thermostatically controlled overhead rain shower having a glass door enclosure, wall mounted rectangular wash basin with chrome mixer tap and a low flush wc. Velux sealed unit double glazed roof light. Ceramic floor tiling.

House Shower Room Two

Recessed shower cubicle with fitted Mira Sprint thermostatically controlled electric shower with glass door enclosure and separate small closure. Contemporary washstand providing a small rectangular sink with chrome mixer tap and useful cabinet storage beneath. Large, enclosed airing cupboard housing a lagged hot water cylinder.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GARDENS AND GARAGING

A long approach drive connects The Old School with the village Main Street, bordered by dedicated open space forming part of the village recreation space, with a children's play area, hard surface tennis court and small sporting field. An upper gravel parking court provides useful vehicular hard standing and access to the garage.

Rear Garden

There is a level well managed garden to the rear of The Old School with a pleasing open aspect.

The garden is partially walled and borders to the village playing field with open Trent Valley countryside beyond – a delightful setting. Sheltered timber decked terrace offering a pleasant, sheltered vantage point across the garden.

Small kitchen garden and greenhouse. Level lawns relieved by stocked borders and a variety of ornamental shrubs and established trees.

Integral Double Garage

Two up and over access doors. Light and power facility. Rear personnel door connecting to the garden.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All mains services are connected. Replacement sealed unit double glazing. Gas central heating circulating to radiators complemented by partial electric underfloor heating to the kitchen and hallway.

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 that The Old School is freehold in tenure.

LOCAL AUTHORITY

Council Tax Band G

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

Available Broadband

Standard 4 Mbps Superfast 80 Mbps

Available Mobile Coverage (based on calls indoors)

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

VIEWING ARRANGEMENTS

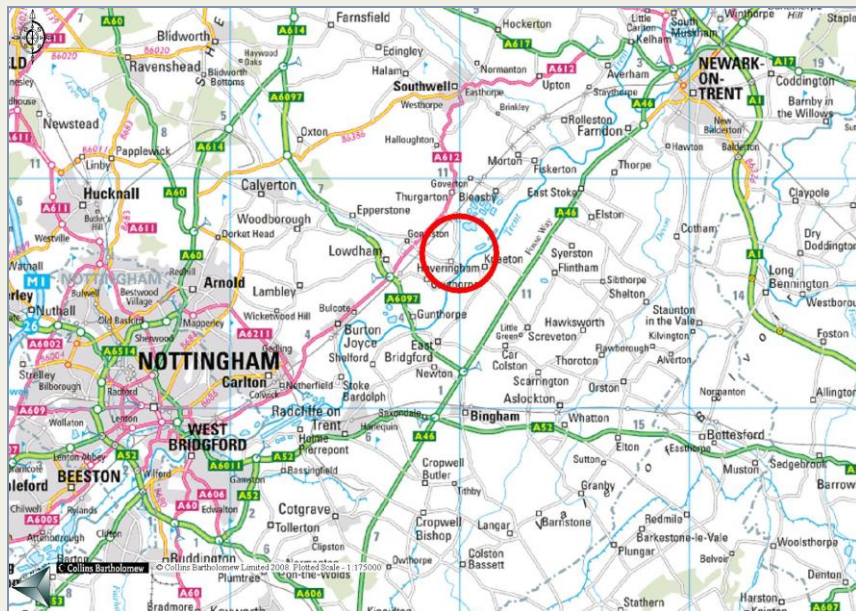
If you are interested in The Old School and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

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: 0212-3626-6130-0486-4292

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



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