

# GREENWAYS

GREEN LANE BATHLEY NOTTINGHAMSHIRE NG23 6DE



Land & Estate Agents  
Property Consultants



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



## GREENWAYS

*A charming country property in 1.38 Acres (or thereabouts).*

A large detached three-bedroom country cottage extended on a capable basis to provide a good range of versatile accommodation including scope to create an annex arrangement for a dependent relative if required - please refer to the accompanying floorplan.

Set amidst wonderful sheltered private formal and orchard gardens Greenways lies peacefully in the heart of the village of Bathley, and inspection is highly recommended to fully appreciate the overall scale and extent of the accommodation and accompanying land, garages and outbuildings.

## BATHLEY

Bathley is a small unspoilt village, with The Crown Inn a social gathering point for the small village community, set in open countryside, to the northwest of Newark on Trent, close to the larger village of North Muskham. The main regional centres of Lincoln and Nottingham are accessible from the village.

The large historic market town of Newark on Trent is the nearest town offering a comprehensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre, marina, cinema and a golf club. Newark is famous for its showground, home to the Newark and Nottinghamshire agricultural society, serving as a landmark venue for important antique fairs and events.

## SOUTHWELL

Situated to the south of the village, the charming Minster town of Southwell offers a wide range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across age ranges.

## FAST LONDON MAIN LINE CONNECTION

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: £800,000**

## GROUND FLOOR

### **Large Entrance Hall**

4.90m x 4.30m (16'0" x 14'0")

*An immediate indication of the appreciable character of this individual country property.*

Striking polished hardwood open staircase rising to first floor landing gallery. Exposed ceiling timbers. Large built in coat storage cupboard. Glazed double doors with bevelled panes opening to:

### **Split Level Open Plan L-Shaped Main Reception Room**

#### Lower Sitting Room

3.90m x 3.55m (12'9" x 11'6")

Exposed ceiling timbers. Two high grade sealed unit double glazed replacement windows. Glazed French doors connecting to conservatory/garden room.

#### Inner Sitting Room/TV Room

5.95m x 3.65m (19'6" x 12'0")

Fitted cast iron wood burning stove set to a traditional brick dressed fireplace and a quarry tiled hearth.

Exposed ceiling timbers. High grade replacement sealed unit double glazed window. Wide open archway, step down to the lower sitting room described above.

Double doors from the lower sitting room area to:

### **Large Oak Framed Garden Room**

3.75m x 3.45m (12'3" x 11'3")

Traditionally constructed in green oak sections on three sides with an open vaulted ceiling, this excellent room affords attractive aspects over the surrounding country gardens. Glazed double doors opening to the garden terrace and a tiled floor.





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A fielded door from the main entrance hall connects to:

### **Open Plan Country Kitchen/Breakfast/Dining Room**

#### Traditional Country Kitchen

4.40m x 3.00m (14'6" x 9'9")

Range of Shaker design cream painted cabinets with timber furnishings complemented by granite countertops. High grade traditional combination Aga cooking range with six plate ceramic hob - electric fired.

Replacement sealed unit double glazed window overlooking the country gardens.

#### Large Enclosed Shelved Walk-In Pantry

Recessed ceiling downlighting. Square arched opening to:

#### **Breakfast Room/Dining Room**

3.95m x 3.55m (13'0" x 11'6")

Exposed ceiling timbers. Replacement sealed unit double glazed window.

*A smaller square arched opening from the kitchen leads to:*

#### **Outer Kitchen/Utility Room**

4.90m x 3.25m (16'0" x 10'9")

Further range of Shaker style cabinets and wood grain effect working surfaces in an L-shaped configuration.

Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Fitted Firebird Olympic oil-fired boiler unit serving to provide domestic hot water and central heating.



#### Side Hall - Secondary Entrance

Triple bank of useful built in domestic storage cupboards. Attractive oak flooring. Half glazed replacement traditional entrance door - double glazed.

#### Ground Floor Cloakroom / Wet Room - Shower

A useful ground floor arrangement lending flexibility to the use of the house as referenced further below. Large recessed open shower area - fitted Triton independent electric shower. Fitted pedestal wash hand basin and low flush wc. Shaver light point. Combination towel rail radiator.

#### Large Formal Dining Room/Entertainment Room

5.50m x 4.90m (18'0" x 16'0")  
plus 3.00m x 2.05m (9'9" x 6'9")

Two sealed unit double glazed replacement windows and a large, fixed window overlooking the gardens. Attractive oak flooring. This spacious well-proportioned room is well suited to a range of uses to suit individual lifestyle requirements and needs.

#### AGENTS NOTE

##### Possible Annex and Separate Fourth Bedroom

The above-mentioned formal dining room, cloakroom/shower room and secondary kitchen area with independent access were designed in such a way that there is scope to create a small self-contained annex arrangement for a dependent relative, if required.



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## FIRST FLOOR

### Central Gallery Landing

Alighted from a traditional polished hardwood balustraded open staircase with traditional turned balusters.

### Bedroom One

Walk-Through Dressing Room 2.95m x 2.40m (9'9" x 7'9")

High grade replacement sealed unit double glazed window overlooking the extensive private country gardens. Ladder stepped open staircase access to:

### Attic Storeroom

Open vaulted pine clad roof lines – tongue and groove floor boarding. A useful general purpose storage area.

Bedroom 4.10m x 3.65m (13'6" x 12'0")

Range of high-grade polished mahogany built in wardrobes. Two replacement sealed unit double glazed windows.

En Suite Bathroom 3.60m x 1.80m (11'9" x 5'9")

Contemporary suite comprising a corner bath, pedestal wash basin, a low flush wc. and towel rail radiator.

Centre Bedroom Two 3.95m x 3.55m (13'0" x 11'6")

Replacement sealed unit double glazed window - open rural aspect.

Bedroom Three 4.00m x 3.55m (13'0" x 11'6")

Replacement sealed unit double glazed window - open rural aspect.

### House Bathroom – fully tiled

3.00m x 2.40m (9'9" x 7'9")

Contemporary suite comprising a panelled bath with chrome mixer tap/hand shower, pedestal wash hand basin and a low flush wc. Enclosed airing cupboard housing a lagged hot water cylinder - fitted electric immersion heater probe. High grade replacement sealed unit double glazed window overlooking the country gardens.



## EXTENSIVE COUNTRY GARDENS

The extensive sheltered and private country gardens are a particular feature of the sale of Greenways and in our opinion unique and something rather special.

Spanning out from the main garden elevation of the house, there is an open loggia - veranda linking to a large flagstone sun terrace, beyond which there are level expansive lawns relieved by a host of mature trees and shrubs, offering a sheltered, picturesque and completely secluded backdrop.

### Productive Orchard Garden Kitchen Gardens

In turn the main garden extends into a productive orchard and kitchen gardens enabling a considerable degree of self-sufficiency for the enthusiastic and capable gardener.

### Outer Grass Meadow

Having a long frontage to the village Main Street.

Greenways is accessed from the village Main Street along a gravelled green lane which we understand the Sellers family have maintained over the many years that the property has been in their ownership. A five-bar gated entrance connects to a gravelled parking and turning court and a useful range of secure parking and storage buildings described below.

### Oak Framed Garage – Tractor House and Open Bay Carport (with lighting and power)

5.20m x 3.60m (17'0" x 11'9") (carport)

6.50m x 3.80m (21'3" x 12'6") (garage/tractor house)

### Workshop/Garage

5.60m x 5.35m (18'3" x 17'6")

Double timber entrance doors and front personnel door.

Light and power facility.

### Large Brick Built Outhouse

6.35m x 2.50m (20'9" x 8'3")

Previously used as a crafting room, this is a versatile detached outbuilding.

### Mower Shed

### Long Garden Pole Barn/Timber Store

11.40m x 3.70m (37'3" x 12'0")



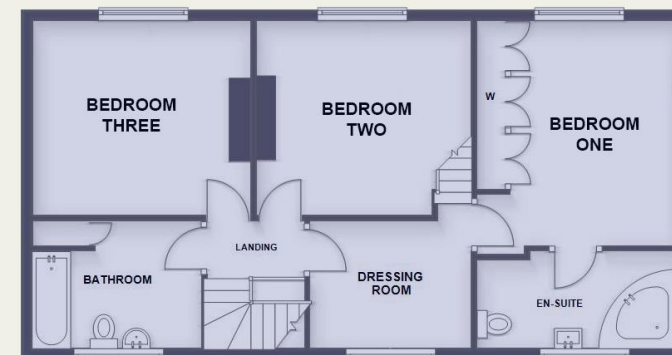


# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## SERVICES

Mains drainage, water and electricity are connected. Oil fired central heating circulating to radiators. Replacement sealed unit double glazing.

*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 1 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](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

## VIEWING

## ARRANGEMENTS

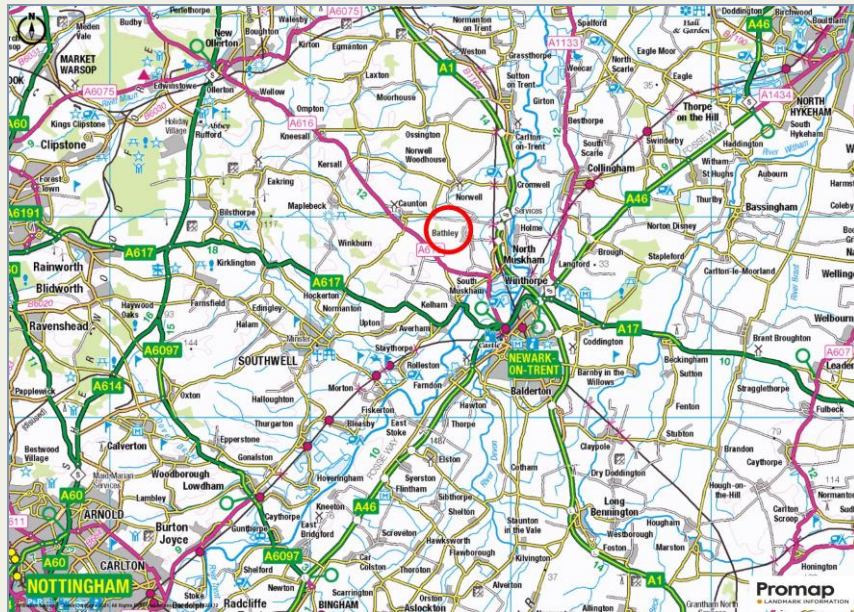
If you are interested in Greenways and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

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## MAPS & 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: 8800-0776-0622-6405-3453

### 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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