

RUDSEY END

BLEASBY NOTTINGHAMSHIRE NG14 7FR



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



RUDSEY END

A fine and substantial period barn conversion with stunning views over the surrounding open countryside set in 1.57 acres (or thereabouts) offering a superb home with an extensive range of flexible accommodation affording scope for the creation of a self-contained annex if required.

BLEASBY AND GOVERTON

Bleasby is a thriving village set in unspoilt Trent Valley countryside between the regional centres of Nottingham and Newark on Trent, having extensive amenities close to hand in the historic Minster town of Southwell.

The village has a useful range of amenities with a highly rated Church of England Primary School, the award-winning Waggon and Horses Inn and an 'active' church community - the essential ingredients of a traditional village life.

Goverton is a small settlement set in unspoilt Trent Valley countryside, on the north side of the Trent some 13 miles or so from Nottingham.

SOUTHWELL

The thriving Minster town of Southwell offers a wider range of amenities and professional services, a sport - leisure centre and Southwell schooling is of a renowned standard across the age ranges.

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.

MILEAGES

Southwell	3 miles
Bingham	8 miles
Nottingham	13 miles
Mansfield	16 miles
E Midlands Airport	24 miles
Leicester	33 miles

PRICE GUIDE: £1.10 million



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Fine Entrance Hall - Informal Relaxation Area

Creating a real sense of volume and scale with a magnificent open double height ceiling, the entrance hall creates an immediate and lasting impression of this wonderful well-appointed large-scale period barn conversion.

The open country garden aspect capturing views across the garden and surrounding countryside is a rather special feature. Two flight balustraded staircase rising to first floor landing gallery.

Side Hall/Utility Area

Plumbing for automatic washing machine. Useful open shelved storage.

Cloakroom/WC

Fitted contemporary washstand and low flush wc.

Study/Snug – far reaching rural views

3.50m x 3.45m (11'6" x 11'3")

Sealed unit double glazed French doors opening to garden terrace. Sealed unit double glazed picture window.

Impressive Main Sitting Room

7.45m x 5.90m (24'6" x 19'3")

maximum dimensions

The focal point of this large room, ideal for entertaining and family occasions, is a brick fireplace incorporating a fitted cast iron log burning stove with a heavy pine mantel beam above set to a slate hearth. Trisection and twin section floor to ceiling sealed unit double glazed picture windows and three further sealed unit double glazed windows. Double timber doors returning to the hall.

Stunning Kitchen/Dining Room (L-Shaped)

4.65m x 4.05m (15'3" x 13'3")

Plus 3.50m x 2.35m (11'6" x 7'9")

This remarkable contemporary kitchen enjoys far reaching views beyond the surrounding country gardens.

Comprehensive range of contemporary cabinets complemented by integrated and fitted appliances comprising a Bosch ceramic induction hob, two inline Bosch double ovens, Bosch integrated dishwasher and a Samsung American fridge. Integrated wine fridge.



A series of high-grade Brazilian Gold granite countertops compliment a long L-shaped wall run of satin black cabinets with soft close hinges complemented by a matching granite topped culinary island. 1.5 bowl resin bonded sink unit.

Striking laminate wide gauge oak flooring. High open vaulted ceiling. Sealed unit double glazed French doors connecting to rear garden terrace. Four sealed unit double glazed picture windows. Attractive exposed apex profile central brick wall feature.

Outer Hall/Secondary Entrance

Having an independent doorway connecting to the front courtyard. In practice, the ancillary accommodation described below is eminently suited for use/alteration to provide an annex suite for a dependant relative or independently minded teenager.

Second Cloakroom/WC

High grade contemporary integrated wash basin, storage cabinet and low flush wc.

Secondary Kitchen/Utility Room

Fitted L-shaped wall run incorporating a Bosch double oven and a CDA ceramic hob. Single drainer stainless steel sink unit. Sealed unit double glazed doorway connecting to garden terrace.

Shower Room

Fitted corner shower with curved glass enclosure and ladder towel rail.

Stunning Second Sitting Room

5.60m x 4.65m (18'3" x 15'3")

High open vaulted ceiling - exposed central roof truss formation. Sealed unit double glazed French doors with side screens connecting to rear garden terrace. Open balustrade staircase to landing platform/gallery.

Bedroom Five

5.05m x 4.65m (16'6" x 15'3")

High open vaulted ceiling with exposed central roof truss.

GROUND FLOOR

Gallery Landing

Traditional balustraded staircase rising in two flights to an impressive central landing; a large double height sealed unit tri-section picture window floods the landing and hallway beneath with natural light and captures the rural country garden setting. Exposed open vaulted ceiling. Latched doorway to:

Primary Bedroom Suite

Inner Private Landing

Bedroom One – *far reaching open views*
5.50m x 3.75m (18'0" x 12'3")
maximum dimensions

Range of built-in wardrobes. High voltage open ceiling - exposed structural timbers. Arched profile sealed unit double glazed picture window. Sealed unit double glazed dormer window.

En Suite Shower Room - Wet Room

High grade wall and floor tiling complementing a walk-in shower with glazed splash screen and fitted thermostatic controlled overhead rain shower and separate hand shower, two contemporary washstands with circular wash basins and pedestal chrome taps, low flush wc, heated towel rail/radiator.

Bedroom Four/Dressing Room

2.75m x 2.45m (9'0" x 8'0")
Velux sealed unit double glazed roof light and small ornamental sealed unit double-glazed low-level window.

Luxury House Bathroom

A stunning bathroom featuring a contemporary freestanding bath with side chrome mixer tap, large walk-in shower with overhead rain shower and separate hand shower, contemporary washstand cabinet with rectangular wash hand basin and a chrome mixer tap, and a low flush wc. High grade floor and wall tiling. Velux sealed unit double glazed roof light. Exposed roof truss.

Rear Bedroom Two – *far reaching open views*

4.45m x 2.80m (14'6" x 9'3")
Large, enclosed airing cupboard. Sealed unit double glazed dormer window. Open vaulted ceiling line - exposed purlin and roof truss section.

Front Bedroom Three

3.40m x 3.25m (11'0" x 10'9")
Velux sealed unit double glazed roof light. Sealed unit double glazed window. Partially vaulted ceiling and exposed cross purlin.



ENTRANCE COURTYARD, OUTBUILDING/GARAGES

A canopy entrance from a private access road opens into a walled central front entrance courtyard providing useful parking and car standing space.

Double Bay Open Cart Shed

Offering useful covered storage capacity with a large timber door connecting to the rear garden.

Double Garage

Having twin timber doors.

Single Garage

Wonderful Country Gardens

A particular feature of the sale of Rudsey End is the extensive country gardens set against the backdrop of picturesque open countryside and light woodland towards the grounds of the Brackenhurst estate.

A wonderful, raised flagstone terrace offers a superb alfresco relaxation area and vantage point across the gardens and countryside.

Expansive lawns slope gently away from the barn relieved by a central rockery embankment/shrubbery.

A wildlife pond is located towards the bottom corner of the garden.

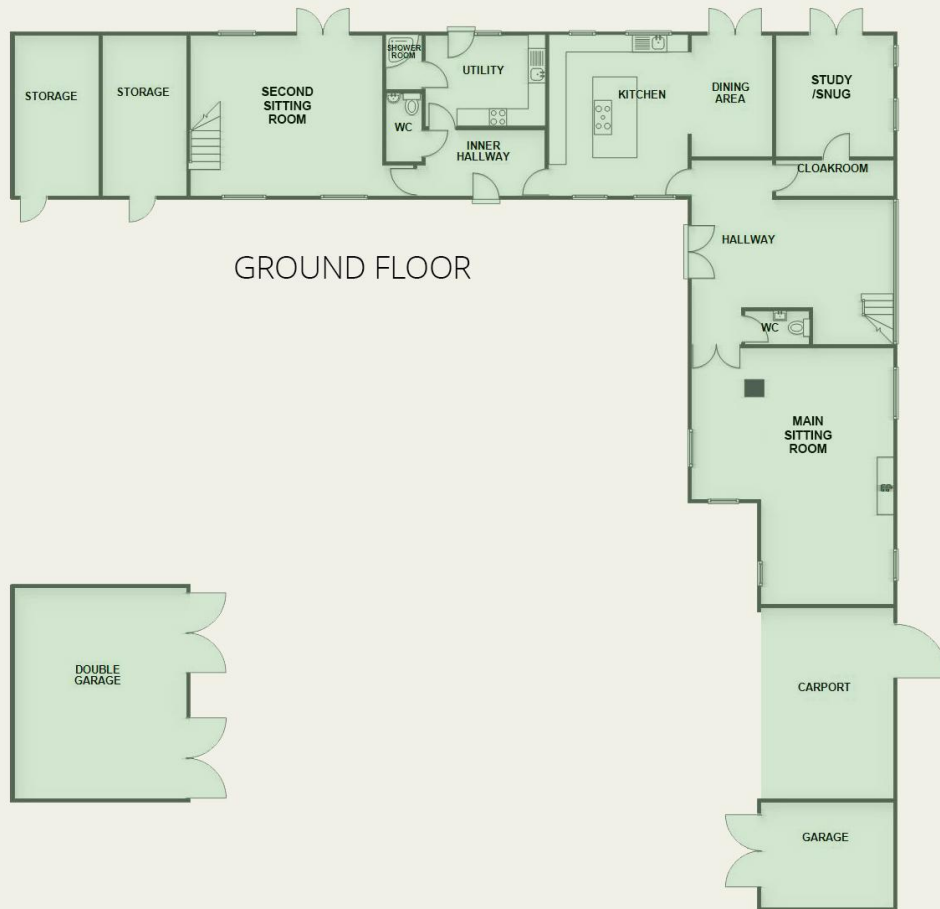
A small spinney/rewilded area forms an attractive natural feature and a haven for wildlife.

Numerous mature tree specimens.

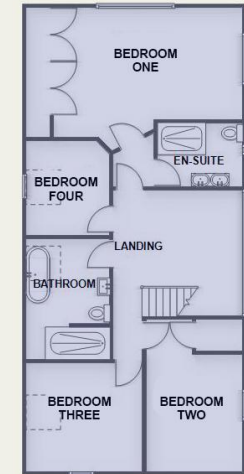
Productive soft fruit orchard.



GENERAL INFORMATION & FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



FIRST FLOOR



SERVICES

Mains water and electricity are connected. There is no mains gas supply. Thermostatically controlled electric panel radiators create background central heating. These modern radiators are app controlled. Private septic tank drainage served by a new soakaway. *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

Basic 9 Mbps / Ultrafast 1800 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ●

EE - ● Three - X

✓ = Likely ● = Limited X = Poor

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

TENURE

We understand the property is freehold in tenure and accessed from a private road to which the sellers make a periodic contribution to general maintenance.

VIEWING ARRANGEMENTS

If you are interested in Rudsey End 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: 0300-2849-8050-2405-1735

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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