

MOORHOUSE GRANGE

MOORHOUSE NEWARK ON TRENT
NOTTINGHAMSHIRE NG23 6LT



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

MOORHOUSE GRANGE

Moorhouse Grange is a stunning five-bedroom detached country property together with a separate annex, of a remarkably high standard, in a sheltered and private garden, in a rural farming landscape setting, on the edge of a small village settlement with far reaching aspects. Set in level, mature and well managed gardens the property offers a wonderful family home. The specification and presentation of the Moorhouse Grange, which has been extended and upgraded over recent times at considerable expense, is quite exceptional, and internal inspection is highly recommended.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



MOORHOUSE AND LAXTON

Moorhouse is a rural hamlet within the Laxton and Moorhouse parish in the Newark and Sherwood district of Central Nottinghamshire, offering convenient links to A1 (Carlton on Trent) with swift north – south commuting options. The neighbouring village of Laxton, noted for its medieval ‘open field’ farming system offers a popular Public House, The Dovecote and day to day requirements can be found at Sutton on Trent to the east, where there is a small supermarket.

NEWARK ON TRENT AND SOUTHWELL

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.

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. The property is also served by Tuxford Academy School and recognised independent schooling at Wellow, Ranby and Worksop College.

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.

MILEAGES

| | |
|-----------------|----------|
| Newark on Trent | 12 miles |
| Retford | 12 miles |
| Southwell | 13 miles |
| Lincoln | 21 miles |
| Nottingham | 26 miles |
| Sheffield | 37 miles |

PRICE GUIDE: £1,295,000



GROUND FLOOR

Oak Framed Open Porch Entrance

A striking entrance porch to the main elevation of the grange accessed across a delightful flagstone courtyard contained by estate railing and mature topiarised yew hedgerows. Traditional fielded front entrance door and sealed unit double glazed side screen opening to:

Stunning Main Entrance Hall

Featuring a wonderful wide gauge traditional solid oak open staircase rising to the first floor landing gallery above. Wide gauge high grade oak flooring. Sealed unit double glazed cant bay window to front open country aspect. Integrated slate blue book shelving with LED lighting.

The hall links in open plan through two rear square arched openings to a magnificent garden room by David Salisbury serving to create a wonderful informal relaxation/entertainment area in the centre section of the grange.



David Salisbury Garden Room - Orangery 5.55m x 3.65m (18'3" x 12'0")

An exquisite traditional orangery style garden room, under 10-year warranty, featuring deep sealed unit double glazed window sections on three sides with a lantern roof providing excellent natural lighting. Perimeter recessed ceiling down lighting. Herringbone design wood grain effect floor tiling – SUB4 thermostatically controlled heating. French doors connecting to rear flagstone terrace.

Main Sitting Room

8.10m x 6.20m (26'6" x 20'3")

Featuring a striking stone fireplace - fitted Robey cast iron stove/room heater set to a flagstone hearth. Wide gauge high grade oak floor. Four sealed unit double glazed picture windows. Solid oak French doors connecting to the rear garden terrace.



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Study Area/Side Hall

Sealed unit double glazed picture window to front open country aspect. Recessed ceiling lighting. Wide gauge polished oak floor.

Library/Private Study

4.20m x 3.00m (13'9" x 9'9")

Sealed unit double glazed window to rear garden aspect. Recessed downlighting. Wide gauge polished oak flooring.

A square arched opening from the study area/side hall connects in open plan to a secondary inner staircase hall.

Secondary Inner Staircase Hall

Solid oak single flight balustraded staircase rising to first floor landing gallery with useful storage space beneath. Wide gauge polished oak flooring.

Cloakroom/WC

A traditional white suite comprising a Savoy wash basin and high flush wc. Built in coat cupboard. Shuttered sealed unit double glazed window. Wide gauge polished oak floor.

Snug/Second Sitting Room

4.20m x 3.05m (13'9" x 10'0")

The focal point of this pleasant informal relaxation area is a mellow stone fireplace - fitted Robey cast iron stove/room heater set to a flagstone hearth. Recessed storage cupboard. Sealed unit double glazed picture window - attractive open country aspect. Recessed ceiling lighting. Wide gauge polished oak floor. Connecting door to dining room and square arched wide open plan link to:



Stunning Contemporary Kitchen - Dayroom - Orangery

10.15m x 5.45m (33'0" x 17'9")

Arguably the signature feature of this absolutely stunning country property is the kitchen/day/orangery arrangement which is a masterpiece of modern design, created within the framework of a classical David Salisbury design structure, with lantern roof lighting, featuring automatic rain and temperature sensor open/close control, high grade bi-fold glazing sections opening to the garden terrace and double glazed picture windows offering open country views; in our considered opinion something very special.

The kitchen design has been carefully considered and features a comprehensive suite of in frame traditional cabinets of a Shaker design; The beautifully crafted bespoke cabinets are finished in subtly contrasting Parisian Blue and French Grey Farrow and Ball paint finishes with high grade chrome furniture complemented by stunning polished 30mm depth polished quartz countertops and a wonderful jumbo slab culinary island formed from a single piece of exquisite quartz. Of the many features within the kitchen, special attention is drawn to the traditional eR7 combination Aga with induction hob companion, central control panel, four ovens and a warming cupboard. The culinary island is a real feature of the ergonomic design of the kitchen serving both as a central workstation and breakfast bar with natural lighting above created by the lantern roof – a hallmark of the David Salisbury design. Three Franke Belfast sink units (one to the island) with designer Perrin and Rowe of Mayfair, taps.

The suite of fitted and integrated appliances comprise a superb Sub-zero fridge freezer, with integrated water filter, Fisher Paykel wine cabinet, Bosch integrated dishwasher and a Samsung combination microwave oven.

Specialist cabinet work includes an integrated larder cupboard, an illuminated foldout coffee station with an unusual antique mirrored internal wall, and a bespoke cocktail cupboard, again having an antique glass backline wall. Recessed lighting with dimmer control.

This kitchen is without question one of the best we've seen in recent times with cabinets supplied by Ashley of Ireland with oak lined dovetailed in frame cabinets, this is a dream kitchen.



Agents Note

The kitchen structure and orangery will benefit from an unexpired David Salisbury 10 – year warranty where appropriate.

The main kitchen zone connects in open plan to the family room/day room.

Family Room/Day Room

5.70m x 3.65m (18'9" x 12'0")

The focal point of this end of the room is a media cabinet fixture incorporating a large flat screen television aperture. Stunning bi-fold doors supplied and fitted by David Salisbury opening to the rear garden terrace. Open plan to:

Dining Room 5.65m x 3.65m (18'6" x 12'0")

Striking stone fireplace, built-in display cabinet/butlers' cupboard. Coved ceiling. Recessed lighting. Antique wall mirror glass feature. Wide gauge oak floor. Sealed unit double glazed oak French doors connecting to rear garden terrace.

Laundry/Utility Room

Range of Shaker design cabinets into two long opposing wall runs with polished quartz countertops above. Fitted Belfast sink unit. Plumbing for automatic washing machine. Enclosed cylinder cupboard/plant room housing a pressurised hot water cylinder.



FIRST FLOOR

Stunning Main Central Gallery Landing

Alighted from a fine wide gauge solid oak traditional open balustraded staircase. Two sealed unit double glazed windows to rear country garden aspect. Recessed ceiling lighting. Access to roof void.

Primary Bedroom Suite

Bedroom One

8.10m x 5.50m (26'6" x 18'0")

A spacious well-appointed main bedroom with a series of shuttered windows overlooking the gardens and surrounding countryside. Recessed ceiling lighting. Extensive range built in wardrobes.

Walk In Dressing Room

Built in hanging rails, open shelving and drawers along two opposing internal walls - integrated lighting.

Luxury En Suite Bathroom – Wet Room – Steam Shower

An opulent en suite arrangement featuring a traditional ball and claw foot freestanding bath with a chrome mixer tap, stylish Shaker design wash stand - fitted rectangular Kohler wash basin with chrome mixer tap, superb double steam shower with a frameless wet room style enclosure and internal shower seat, overhead rain shower and separate hand shower and external thermostatic control. Low flush wc. Two chrome ladder towel rails. Shaving point. Recessed downlighting.

Centre Bedroom Five

4.15m x 2.35m (13'6" x 7'9")

Presently used to provide a separate dressing room arrangement. Sealed unit double glazed shuttered window to front aspect. Built in double wardrobe closet.

Fielded door from the main landing connecting to:

Outer Landing

Sealed unit double glazed rear aspect window. Recessed ceiling lighting. Square arched opening to:



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Secondary Staircase/Gallery Landing

Alighted from a second traditional balustraded oak staircase.

En Suite Bedroom Two/Guest Suite

Bedroom Two

5.70m x 3.65m (18'9" x 12'0")

maximum dimensions

A spacious double bedroom with open aspect views. Three sealed unit double glazed windows. Ornamental period hob grate. Range of built in wardrobes.

Luxury En Suite Bathroom/Second House Bathroom

A delightful fully tiled bathroom with travertine tiling and a traditional white suite comprising a high-grade ball and claw foot bath, Savoy pedestal wash hand basin and low flush wc. Chrome ladder towel rail. Travertine stone floor and wall tiling.

Front Bedroom Three

4.30m x 4.25m (14'0" x 14'0")

maximum dimensions

Sealed unit double glazed window to front aspect. Recessed ceiling lighting. Enclosed wardrobe closet. Sealed unit double glazed shuttered window.

Luxury House Bathroom

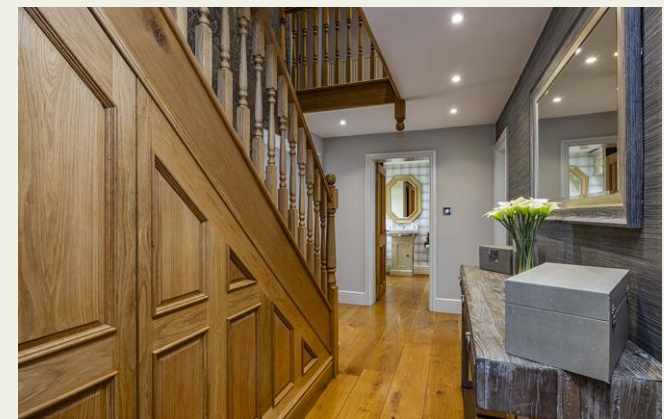
High grade traditional white suite comprising a fitted ball and claw foot bath, large corner shower with a frameless wet room style enclosure incorporating a overhead chrome rain shower and separate hand shower, Savoy pedestal wash hand basin and a low flush wc. Chrome ladder towel rail. Large, enclosed airing cupboard. High grade travertine wall and floor tiling. Translucent sealed unit double glazed window.

Rear Bedroom Four

5.95m x 2.95m (19'6" x 9'9")

maximum dimensions

Two sealed unit double glazed windows. Recessed ceiling lighting.



EXTENSIVE LEVEL COUNTRY GARDENS

0.91 acres or thereabouts

Moorhouse Grange stands in a sheltered and mature plot on the edge of the rural village settlement of Moorhouse in a tranquil pastoral setting at the end of a private road. Access to the property is over a gravelled approach drive and a secure remote controlled gated entrance with touchpad, fob and fingerprint recognition, a security camera system serving the property and surrounding buildings/gardens.

Note

The gravel access lane between the frontage of the house and fields is owned by the Ossington Estate. We understand there is an Agreement with the Estate to the benefit of the owner/s that allows a gate to be maintained at the access point to the property. The adjoining landowners have a right of access but in practice don't use the lane.

Brick And Block Triple Garage - Private Flat - Annex (Wisteria Barn)

A separately assessed building for Council Tax purposes. Having three electrically operated timber doors set to steel frames. Light and power facility. Ceiling heater. Pressurised hot water cylinder serving the flat above.

A side open staircase leads to:

[Flat - Annex](#)

Having air conditioning/heating with remote control. Open plan living kitchen with a corner kitchen installation incorporating a microwave oven, four plate electric hob, oven and grill together with a fridge and Belfast sink. Solar panel array fitted to the garage roof (contracted until 2036).

[Double Bedroom \(six\)](#)

A separate double bedroom with a large Velux double glazed roof light and window.

[Shower Room](#)

Having a contemporary suite comprising a corner shower, wash basin and wc. Heated towel rail.



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Three Bay Oak Framed Garage

Having thermal insulation with Celotex cladding to the walls and ceilings. The garage benefits from LED daylight lighting lamps, power and three high grade secure AlluGuard electrically operated doors.

Outside the garage there are water points and electrical points and PIR floodlighting. Block paved threshold in front of the garage accessed from an outer gravel courtyard. Illuminated open sided log store.

Immaculate Country Gardens

A particular feature of the sale is the mature well managed country garden, there being a long estate railing frontage relieved by topiarised yew hedgerows beyond which there are two gravelled courtyards providing hardstanding and parking space for numerous vehicles and access to the two high grade detached triple garages. The charming front elevation of Moorhouse Grange has a classical appearance and immediately captures the essence and quality of this unique country property.

There are expansive level lawns sheltered by dense hedgerow boundaries and mature trees beyond the perimeter boundaries.

There are two large connecting flagstone terraces to the rear of the property linking the two feature David Salisbury orangeries.

Cedar roofed to summerhouse.

Outside lighting, power and water.

Garden compound housing the oil storage tank.

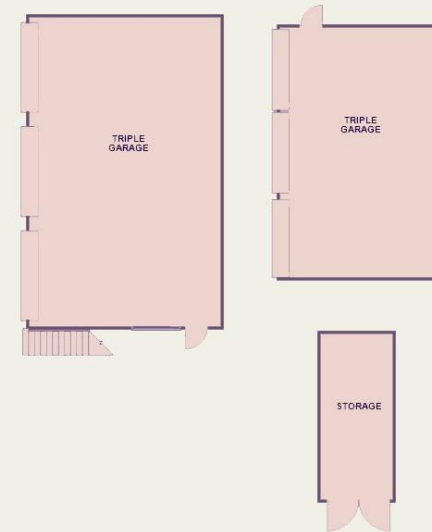


GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



FLAT/ ANNEX



SERVICES

Mains electricity and water connected. Oil fired central heating circulating underfloor (wet system) to the main original house complemented by electric underfloor heating to the David Salisbury extensions and radiators on the first floor. A modern biomass sewage treatment plant (installed by Atherton's of Lincoln) located in the garden which has the capacity to accommodate the needs of the main house and the flat located above the triple garage. A solar panel array is fixed to the main brick triple garage roof, and the sellers will benefit from a feed-in tariff until 2039 - further details available from the sellers during normal presale enquiries. *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 1 Mbps

Available Mobile Coverage
(based on calls indoors)

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

Great North Solar Park

The surrounding countryside in this part of the County including land around the village of Moorhouse may form part of a new solar park scheme which is currently under pre-planning consultation. Further information is available upon request.

Environmental Consideration

We understand there was a flooding event in 2007 since when a series of mitigation changes to the nearby water courses, land, and property have been implemented and no flooding of the property has occurred.

LOCAL AUTHORITY

Council Tax Band

F (House) / A (Annex/Flat – Wisteria Cottage)

Newark & Sherwood District Council

www.newark-sherwooddc.gov.uk

Tel: 01636 650 000

VIEWING ARRANGEMENTS

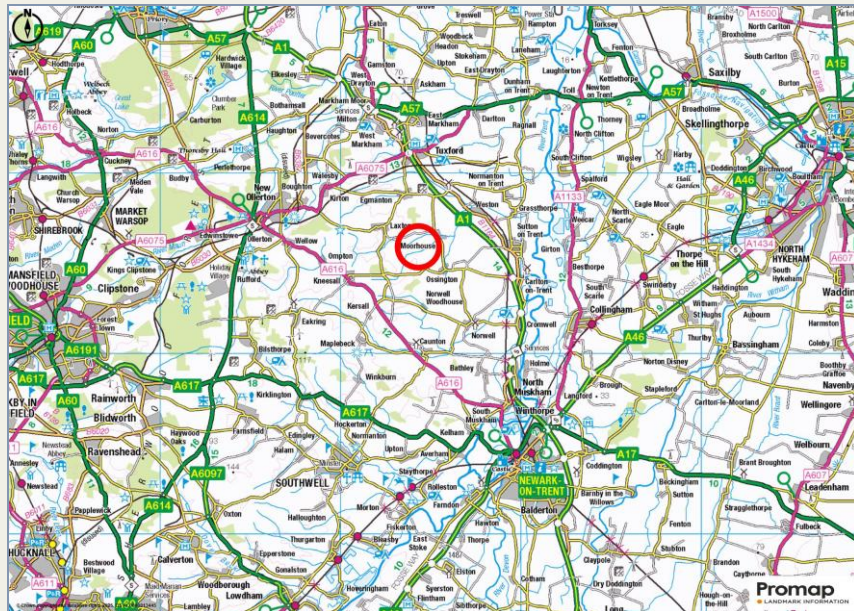
If you are interested in Moorhouse Grange and would like to arrange a viewing, please contact us on 01636 815544

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MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

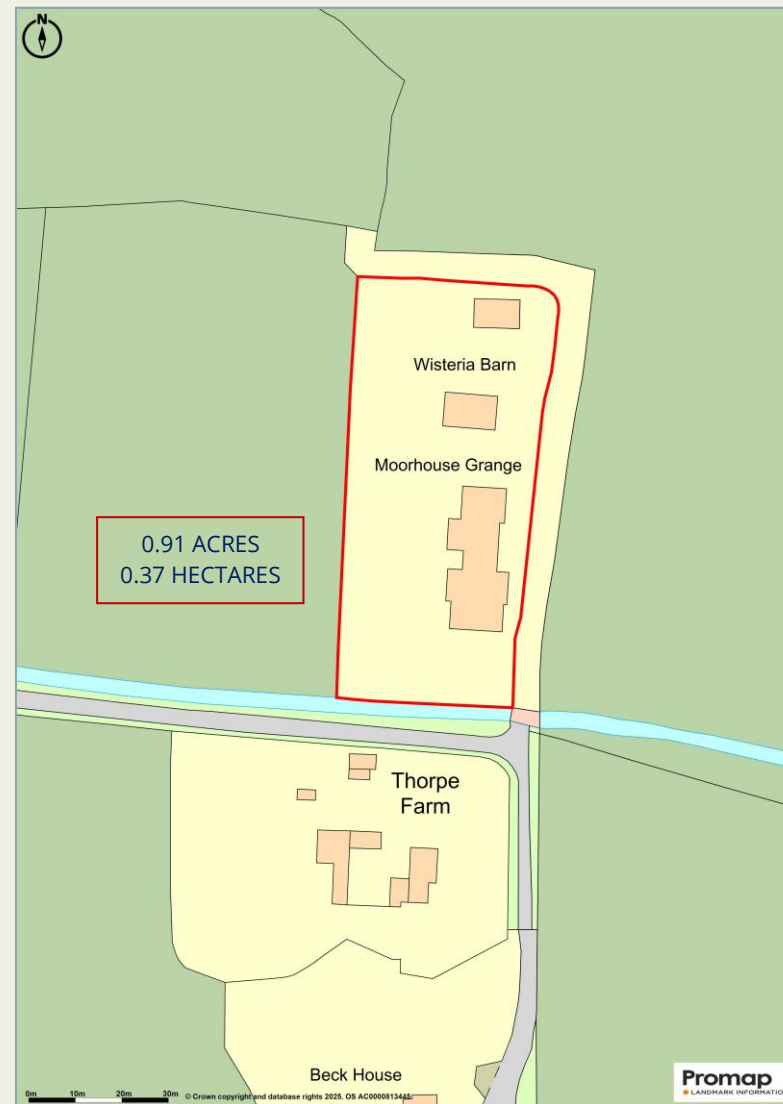
A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 0120-3049-0205-9235-9200

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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