

WHEATEN HOUSE

AVERHAM PARK, NEAR CAUNTON,
NOTTINGHAMSHIRE NG23 6BD



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

WHEATEN HOUSE, CAUNTON

A fine and substantial country house constructed to a remarkably high standard (late 2008) with sustainability in mind set in private grounds of c6.90 acres, having a virtually panoramic aspect across the surrounding countryside.

Wheaten House is set on high ground some six miles to the north of the Minster town of Southwell, a truly remarkable setting, offering privacy and seclusion with the advantage of relatively direct access into the surrounding regional centres of Nottingham, Derby, Sheffield and Lincoln, with a fast direct rail service from Newark Northgate station into London Kings Cross.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



WHEATEN HOUSE

The architectural design and the carefully conceived internal plan of the house have been successfully combined to create a unique and strikingly handsome country house. The principal rooms have been planned to take advantage of the far-reaching views across the surrounding countryside as evidenced by the stunning main reception room, with its full height glazed gable elevation and mezzanine gallery, the large open plan 'living' kitchen and to its full extent by the 'Rotunda' office/study and the equally stunning master bedroom.

An exceptional home extending to approximately c6,700 sq. feet (622 sq. metres) gross internal floor space constructed to a high standard with the benefit of proven ground source heating, which is complemented by a supplementary central heating system and a high standard of thermal insulation.

In summary, Wheaten House is a remarkable country property which is difficult to describe adequately in an estate agents' specification. Quite simply, if you are looking for a truly remarkable large family house in the country, then look no further than Wheaten House.

REGIONAL CENTRES

Newark on Trent	06 miles
Southwell	06 miles
Nottingham	25 miles
Lincoln	22 miles
Worksop	20 miles
Derby	40 miles
Sheffield	40 miles
East Midlands Airport	38 miles
Sheffield Doncaster Airport	40 miles



GALLERIED LOUNGE

GROUND FLOOR

Recessed double casement main entrance doors opening into;

Outer Hall 3.00m x 2.10m (9'9" x 6'9")

Recessed cloaks/boot store and ceramic tiled threshold.

Glazed inner screen with central door opening into:

Fine Central Gallery Hall 5.95m x 5.85m (19'6" x 19'3")

An immediate indication of the calibre of the house.

Stunning English Ash open tread galleried staircase rises from a large split-level hallway, returning across a wide stage landing to the first-floor central landing gallery, above which there is vaulted ceiling with exposed timbers, extending into the main roof line.

Cloakroom / WC

Contemporary low flush WC and cantilevered vanity unit with circular basin and high-grade ceramic tiling.

Stunning Lounge - Mezzanine Gallery

9.60m x 5.90m (31'6" x 19'3")

A truly stunning large sitting room vaulted to the ceiling having exposed roof trusses/purlin timbers and a contemporary spiral staircase to the mezzanine area.

The room has been designed to take advantage of the panoramic views across the surrounding countryside by virtue of a full-height glazed gable end and two sets of double casement French doors opening to the extensive sheltered and private terrace.

Hand crafted full height natural red brick chimney having an Inglenook fireplace with contemporary log effect flame gas fire.



FINE CENTRAL HALL



LOUNGE AND MEZZANINE GALLERY



MEZZANINE AREA

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

BREAKFAST KITCHEN



BREAKFAST KITCHEN



DINING/BREAKFAST ROOM



GROUND FLOOR CONT...

Family Room 5.75m x 5.50m (18'9" x 18'0") overall
An informal sitting room - family room strategically located between the central hall and the kitchen.

Large Open Plan Hand Crafted Kitchen

Planned with two distinct connecting spaces.

Breakfast - Dining Area 5.95m x 4.95m (19'6" x 16'3")
Period design King post roof trusses with extensive glazing giving a far-reaching aspect across the countryside, with double casement French doors opening to the sheltered terrace.
Ample dining/breakfast table space.

Kitchen Area 5.60m x 5.40m (18'3" x 17'9")
Extensive range high grade kitchen units in contrasting painted pastel tone finishes, full height oven housing with tandem Bosch Pyrolytic ovens with separate Miele warming drawer and a Miele combination oven/microwave.

Extended range base units with ample low-level storage and high-grade granite countertops with five zone Miele induction hob and concealed, high capacity Norcool larder refrigerator.

Second range base units with full height oven housing having Miele coffee machine and low-level Siemens touch control dishwasher. High level wall cabinets with concealed work surface lighting.

Large central culinary island unit with granite countertop and raised granite breakfast bar.

Outer Lobby

Large Walk-in Pantry

A ventilated shelved pantry with open shelving

Please note that the dining room, breakfast kitchen, boot room and utility room have high grade ceramic flooring.

FAMILY ROOM – SITTING ROOM



GROUND FLOOR CONT...

Rear Hall - Boot Room 3.30m x 2.50m (10'9" x 8'3")

In practice, this room serves as the day-to-day entrance from the front entrance – parking court and garage.

Cloakroom

Low flush WC and conventional pedestal wash basin.

Utility Room 3.20m x 1.75m (10'6" x 5'9")

Fixed base unit with extended work surface area and low-level appliance space, plus inset ceramic square sink.

Louvre doored storage cupboards.

External secondary rear access door.

Wonderful Games Room 9.80m x 5.10m (32'0" x 16'9")

From the boot room there is a staircase access to a large games room which has a series of four Velux roof lights and double casement French doors opening to a Juliette balcony. Four contemporary central heating radiators. Useful eaves storage capacity.

GROUND LEVEL BEDROOMS

A series of secondary bedrooms located on the ground floor from a private hall offer scope for use as guest accommodation, or possible self-contained annex.

Bedroom Five 3.55m x 3.45m (11'6" x 11'3")

A room which could easily be used as a sitting room/study having French doors to the garden.

Ensuite Bedroom Six 3.75m x 3.60m (12'3" x 11'9")

With well fitted en suite shower room.

Bedroom Seven

4.80m x 4.15m (15'9" x 13'6") *reducing to 3.55m (11'6")*

Bathroom 3.05m x 2.30m (10'0" x 7'6")

With high grade bathroom equipment and a large corner shower.

Circular Office 7.95m (26'0") radius

An impressive circular office – possible artist's studio having a semi domed ceiling and excellent natural lighting creating a first-class environment equally suited to a professional 'office from home' or for private study.

GAMES ROOM



CIRCULAR OFFICE





MASTER BEDROOM

FIRST FLOOR

Central Galleried Landing 8.60m x 5.85m (28'3" x 19'3")

An absolutely stunning central landing with high vaulted ceiling and a remarkable handcrafted galleried staircase.

Concealed storeroom housing the Category 8 wiring system which provides Internet access and an integrated music system throughout the house.

Primary Bedroom Suite 8.65m x 5.45m (28'3" x 17'6")

An exceptional main bedroom arrangement having a far-reaching aspect across the surrounding countryside, with double casement sealed unit doors opening to a decked balcony. High vaulted ceiling and full height wardrobe store.

Large walk-in wardrobe store with fitted hanging space, having drawer storage and high-level suitcase storage.

Large En Suite Bathroom 4.85m x 3.05m (15'9" x 10'0")

High grade Quadrant shower cubicle with pressurised shower head/handset. Large, contoured corner bath and wide quality vanity unit with two cantilevered wash basins. Extensive storage with large central mirror/vanity lighting. Contrasting high grade ceramic floor tiling/wall tiling.

Separate WC

Contemporary low flush WC and pedestal wash basin. Cloakroom accessories.



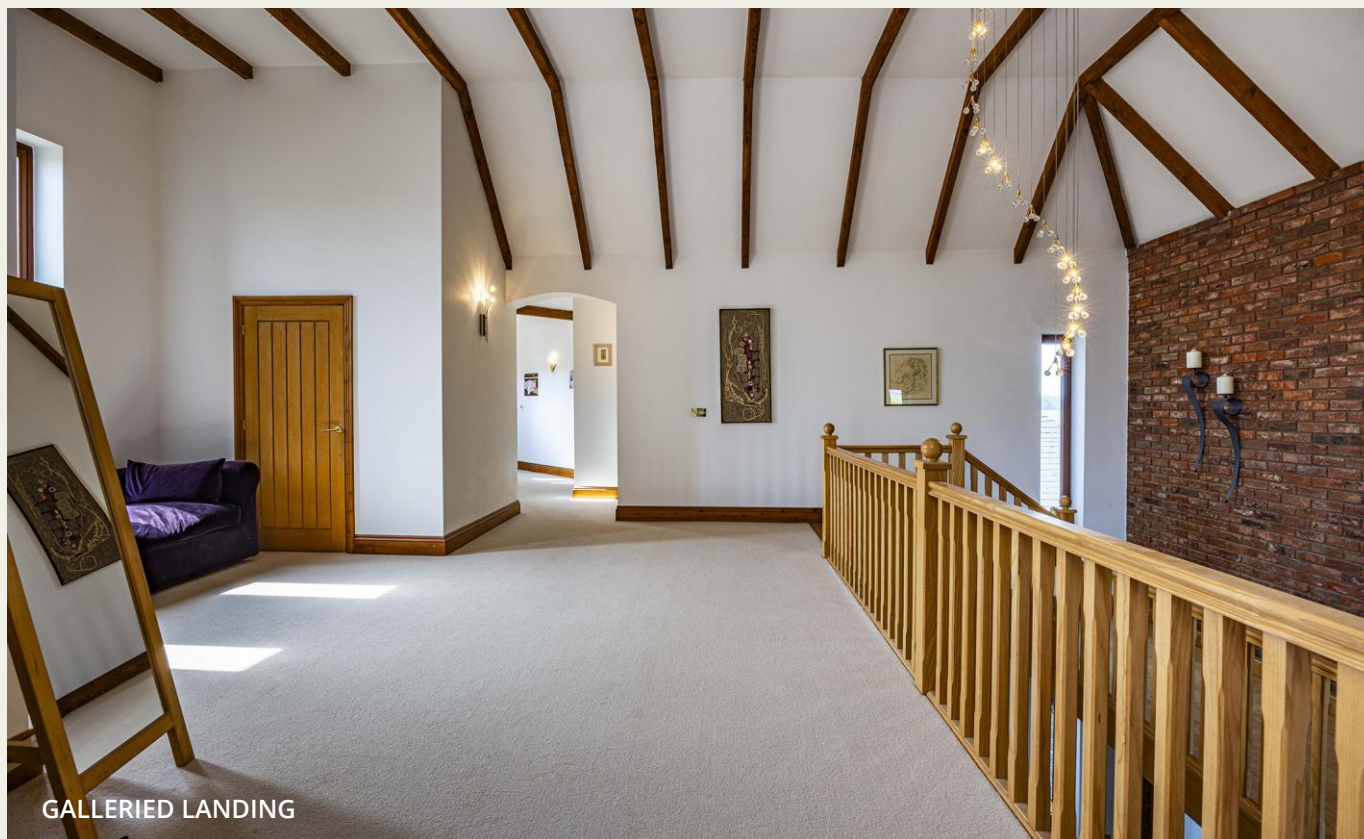
MASTER BEDROOM



EN SUITE BATHROOM



BEDROOM TWO



GALLERIED LANDING

FIRST FLOOR

Bedroom Two 6.40m x 3.35m (21'0" x 11'0")
Far reaching aspect across open countryside.
Full height sliding door wardrobe units.
Connecting internal door to the bathroom.

Bedroom Three 4.80m x 4.70m (15'9" x 15'6")
Full height sliding door wardrobe store.

En Suite Shower Room
2.05m x 2.00m (6'9" x 6'6")
Large pivotal door shower recess with Grohe handset. Vanity unit with wash basin and WC.
Contemporary heated towel rail.
High grade ceramic tiling.

Bedroom Four 3.40m x 3.05m (11'0" x 10'0")
Aspect over entrance and turning circle.

Bathroom
4.10m x 3.00m (13'6" x 9'9")
High grade Quadrant shower cubicle with pressurised shower handset, contoured panelled bath, vanity unit with cantilevered wash basin and concealed cistern WC. Large wall mirror with vanity lighting.



BEDROOM THREE



BEDROOM



BATHROOM

WHEATEN HOUSE



GARDENS AND GROUNDS

Wheaten House is a sustainably built country house, set in an enviable location accessed by a shared private drive turning through a traditional five bar gated entrance and along an exclusive approach drive through the grounds of the property, terminating in a wide gravelled turning circle with central shrubbery bed, close to the main entrance of the house and the large three car garage block.

Three Car Garaging 10.50m x 5.50m (34'3" x 18'0")

Three separate up/over roller shutter doors with electric remote control opening to each door. Power floated concrete floor and ample power/lighting installation.

Garden Store

A large timber framed garden store with electric lighting/power and water softening system. External polypropylene central heating oil storage tank for supplementary plumbing and heating system.

Wheaten House is set in 6.90 acres managed principally as grassland with significant tree planting having been undertaken over recent years, bounded by traditional hawthorn hedging and maturing copse planting.

A sheltered terrace area within the lea of the house has been extended by a flagged pergola walkway. Raised retained granite stone terrace/shrubbery planting. Extensive planting scheme close to the main entrance.

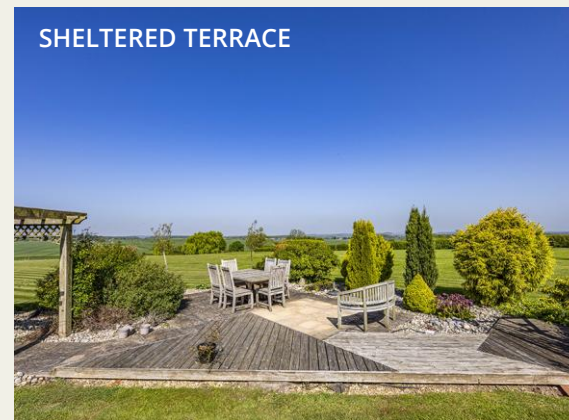
SHELTERED TERRACE



WHEATEN HOUSE



SHELTERED TERRACE



SUMMARY FEATURES

- GROUND SOURCE UNDERFLOOR HEATING
- REGA VENT WHOLE HOUSE VENTILATION SYSTEM
- CATEGORY 8 WIRING THROUGHOUT
- NUVO GRAND CONCERTO WHOLE HOUSE MUSIC SYSTEM
- CCTV AND PARABEAM GATE ALARM
- 3 PHASE ELECTRICITY SUPPLY

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 50 Mbps download / 33 Mbps upload

Available Mobile Coverage (based on calls indoors)

Wheaten House has good mobile phone coverage.

LOCAL AUTHORITY

Council Tax Band H

Newark & Sherwood District Council

Castle House, Newark on Trent, Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk 01636 650 000

GREAT NORTH SOLAR PARK AND MUSKHAM WOOD SOLAR PROJECTS

The surrounding countryside in this part of the County forms part of approved and proposed future solar park schemes. Further information is available upon request.

TENURE

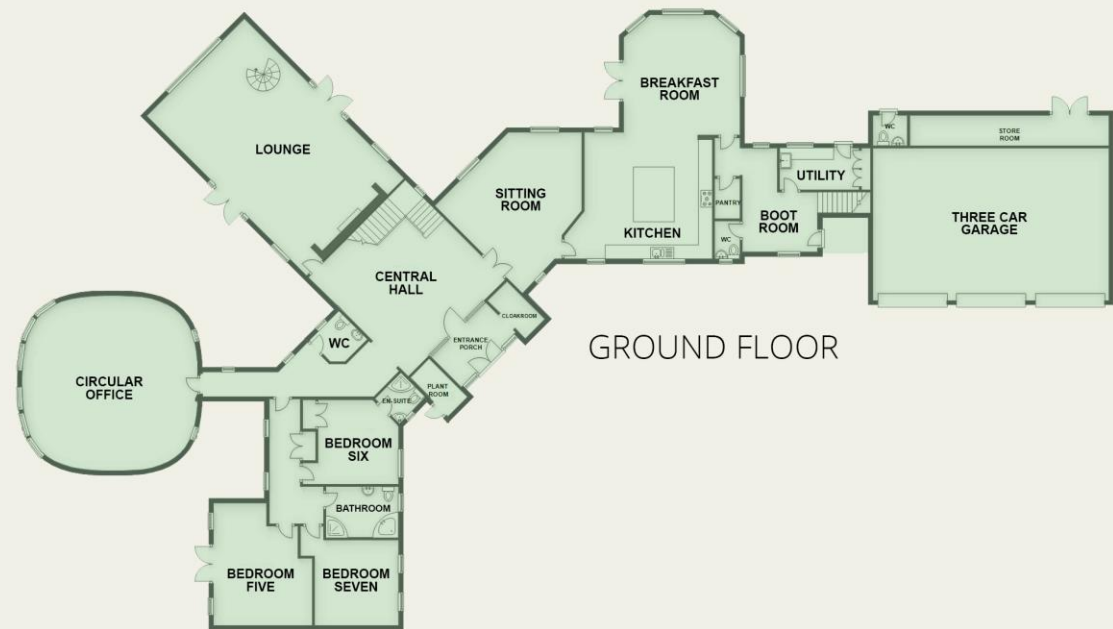
We understand the property is freehold.

VIEWING ARRANGEMENTS

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

NOTE

Please note that the room dimensions have been 'averaged' to take account of an asymmetric floor plan.



GROUND FLOOR



FIRST FLOOR

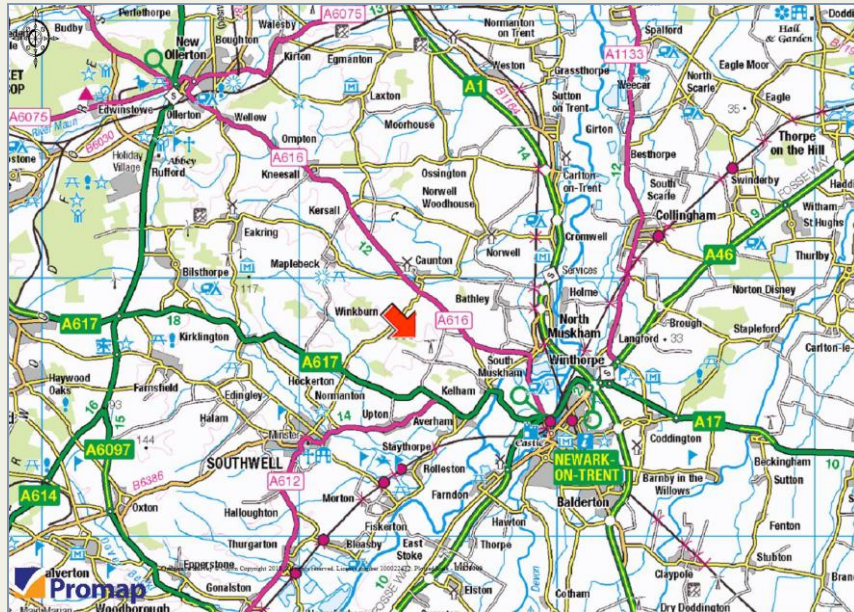
LOCATION NOTE

Wheaten House is one of a small grouping of properties set in mid-country to the south of Caunton, easily reached by satellite navigation entering the postcode NG23 6BD, which should guide interested parties to the property.

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: 8368-7624-5890-8700-0976

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

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874





SMITH & PARTNERS
LAND & ESTATE AGENTS

SD/TD

16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE

01636 815544 sales@smithandpartners.co.uk



www.smithandpartners.co.uk

