



**11 COLLEGE STREET**  
EAST BRIDGFORD  
NOTTINGHAMSHIRE NG13 8LE

Land & Estate Agents  
Property Consultants



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





## 11 COLLEGE STREET

11 College Street is an elegant three-story period village house, Listed Grade II, which enjoys a secluded and quintessentially English country garden setting, in the heart of East Bridgford, a highly regarded village bordering to Butts Field.

The property has been responsibly maintained and improved by the present owner over past years and offers a delightful home, which is generous in scale and considered ideal for family living, offering considerable original character.

## EAST BRIDGFORD

Rising above the Trent Valley, this popular and vibrant conservation village is in many ways self-sufficient for everyday needs with a post office, a church, a village pub and excellent sporting facilities centred around Butts Field with active cricket, football, tennis and bowls, a medical centre and general store, all serving to facilitate a convenient lifestyle.

East Bridgford is within easy reach of Bingham, an historic market town, centred around the Buttercross, with excellent shops, cafes, a brand-new Leisure Centre and a well-regarded secondary school.

Newark on Trent and West Bridgford with its bustling social life and Nottingham City centre are readily accessible.

## MILEAGES

Bingham – 3 miles  
 West Bridgford – 9 miles  
 Nottingham – 12 miles  
 Grantham – 18 miles  
 Newark – 20 miles  
 Leicester – 27 miles  
 East Midlands Airport – 23 miles

PRICE GUIDE: £1,200,000



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## GROUND FLOOR

### Charming Entrance Hall - Snug

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

Offering an immediate indication of the appreciable retained original period character of this rather special village house.

The focal point the room is a narrow-gauge open brick fireplace. Exposed original ceiling timbers. French doors opening to garden room/orangery. Quarry tiled floor. Column radiator. Six panel field pine door, connecting to the side staircase hall.

### Side Staircase Hall

Elegant period staircase with square spindled detailing and polished mahogany handrail.

### Basement Cellarage

Accessed from beneath the stairs. Separate understairs storage space.

### Large Garden Room - Orangery

8.55m x 2.55m (28'0" x 8'3")

A pleasant room with a sheltered garden courtyard aspect having French doors connecting to an attractive stone terrace. Sealed unit double glazed mono pitched roof. Exposed period brick and walls.





## GROUND FLOOR CONT...



### **Formal Dining Room - Second Sitting Room** 4.30m x 4.15m (14'0" x 13'6")

A room of appreciable character with a striking fluted marble period fireplace - fitted wood burning stove. Period cross beam. Sash window to front aspect. Two column radiators. Double doors connecting to rear orangery/garden room.



### **Sitting Room**

4.20m x 3.70m (13'9" x 12'0")

An elegant well-proportioned room with a striking marble period fire surround - fitted wood burning stove. Exposed original period cross beam, recessed library - display shelving. Coved ceiling. Sash window to front aspect.



## GROUND FLOOR CONT...

### Handcrafted Country Kitchen

4.10m x 4.10m (13'6" x 13'6")

*maximum dimensions*

An original bespoke Shortland Crafts pippy oak kitchen installation, with a traditional gas fired Aga cooking range (two oven) serving to provide running hot water and cooking. Period sash windows to rear wing elevations. Corner workstation - L-shaped wall run with a granite countertop and integrated Smeg five ring gas hob, with a Bosch double oven/grill beneath and a Smeg extraction canopy above. Single drainer stainless steel sink unit. Side personal door. Recessed downlighting.

### Utility Room/Laundry

Well equipped with a range of additional storage cupboards and an oak block countertop. Polished limestone flooring. An internal square opening leads to a distinct utility/laundry area with plumbing for automatic washing machine. Side doorway. Useful general purpose storage cupboards.

### Cloakroom

Fitted low flush wc. Belfast sink unit. Polished limestone floor.





## FIRST FLOOR

### Landing

Alighted from an elegant two flight period staircase with square spindled detailing rising across a half landing stage with an arched profile period window above overlooking the rear gardens.

### Bedroom Two 4.30m x 3.45m (14'0" x 11'3")

Two bespoke recessed double wardrobe fixtures with internal hanging rail, shelving and drawers in a pastel tone paint finish. Two opposing period windows to front and rear aspects. High corniced ceiling and exposed period pine cross beam. Six panel fielded pine door.

### Central Study or Workroom 4.30m x 3.05m (14'0" x 10'0")

In practice, this large room is a connecting link between each side of the house and may also serve as an occasional bedroom if required. Large recessed shelved cupboard. Period sash window to front aspect. Doorway to:

### Secondary Outer Landing

Alighted from a second single flight back staircase.

### Primary En Suite Bedroom One

#### Double Bedroom 4.30m x 2.95m (14'0" x 9'9")

A delightful room featuring an ornamental period hob grate with a mellow stone fireplace surround and an exposed pine crossbeam. High grade bespoke period design wardrobe closets either side of the fireplace with fluted column detailing in a pastel tone paint finish. Sash window to front aspect. Six panel fielded pine door returning to outer landing.

#### High Grade En Suite Bathroom/Wet Room

A first class period design replacement bathroom featuring a large, contoured freestanding bath – wall mounted chrome mixer tap, corner shower area with thermostatically controlled overhead rain shower and separate hand shower and a curved glass enclosure, Burlington wash hand basin and a low flush wc with concealed cistern. Attractive smoked grey brick wall tiling in a high gloss finish with attractive beaded detailing. Column radiator. Recessed downlighting. Period side window. Enclosed cylinder cover. Underfloor heating.



### **House Bathroom/Wet Room**

An excellent main bathroom with a superb traditional replacement white suite comprising a large freestanding bath, wall mounted chrome mixer tap, wash basin cabinet incorporating a low flush wc with concealed cistern in an attractive pastel tone paint finish, corner shower with thermostatically controlled overhead rain shower and separate hand shower - glass screen enclosure. Chrome towel rail. Half translucent side window. Underfloor heating. Access to rear wing roof void.

## **SECOND FLOOR**

### **Upper Balustraded Landing - Side Landing**

Alighted from a spindled two flight period staircase across a half landing stage.

### **En Suite Bedroom Three**

4.30m x 3.70m (14'0" x 12'0")

Period sash window to College Street. Bespoke built in double wardrobe closet with shelved cupboards to each side.

### **En Suite Shower Room**

Fitted corner shower with curved glass enclosure - Mira Sport Independent electric shower installation, integrated wash basin cabinet with marble side shelf and upstand and mirror above. Low flush wc with concealed system.

### **Bedroom Four**

4.30m x 4.15m (14'0" x 13'6")

Range of bespoke period design cabinet shelving and storage cupboards in a pastel tone paint finish. Period sash window to College Street aspect.

### **Centre Bedroom Five**

3.70m x 3.30m (12'0" x 10'9")

Built in double wardrobe closet and recessed shelved cupboard. Period sash window to rear garden aspect.





## CHARMING FORMALLY STRUCTURED GARDENS AND VERDANT ENTRANCE COURTYARD

A traditional steel railing gate opens from College Street onto a gravelled parking court in front of the main house.

Two mature yew trees stand at each end of the College Street frontage which is screened by a mature privet hedgerow and internal shrubbery planting and box hedging.

An elegant ancient wisteria graces the main facade of this striking Grade II Listed period house which is of a classical double fronted three storey design with a central stone dressed portico, relieved by fluted and panelled detailing.

An arched arbour and hand gate connect from the front entrance court to a side formal courtyard which, in practice, serves as the main day-to-day entrance point to the property. Historically this side courtyard area was an extended driveway connecting to provide covered parking within the timber stabling and open bay storage described below.

A feature box hedge parterre with York stone and gravel pathways and central allium and traditional planting compliments the house perfectly.



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### **Traditional Brick Potting Shed**

A traditional old English potting shed with a series of windows overlooking the morning courtyard described above - high mono pitched ceiling. Subject to planning and listed building considerations, this building may convert to provide a remote private home office or garden room arrangement.

A low stone wall and stepped archway opening defines the lower morning courtyard from a connecting upper formal garden area. Central raised beds and a gravel pathway lead to an upper lawned main garden area with orchard tree planting and the lower main garden courtyard/parterre.

### **Main Garden Parterre**

Featuring several sheltered and quaint relaxation areas which afford delightful vantage points over the gardens from which to enjoy a remarkable degree of privacy and seclusion.

A series of box hedge planting areas relieved by topiarised yews and hedges, contorted hazel and two quince trees together with a small water garden and a flagstone terrace create a delightful garden area which opens out from the previously described garden room/orangery.

### **The Upper Lawn And Orchard Area**

A peaceful and relaxing part of the garden enclosed by dense mature hedgerows ensuring great privacy.

### **Timber Stabling and Former Open Bay Parking Area**

Having two large loose box stables used for general purpose storage and an open bay former parking area now utilised as a garden gymnasium.





# GENERAL INFORMATION & FLOORPLANS FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

## SERVICES

All mains services are connected. Gas fired central heating circulating to radiators.

*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 17 Mbps / Superfast 80 Mbps

### Available Mobile Coverage

(based on calls indoors)

EE - ● Three - X O2 - ✓ Vodafone - ●

✓ = Likely ● = Limited X = Poor

## LOCAL AUTHORITY

### Council Tax Band G

Rushcliffe Borough Council

Civic Centre, Pavillion Road

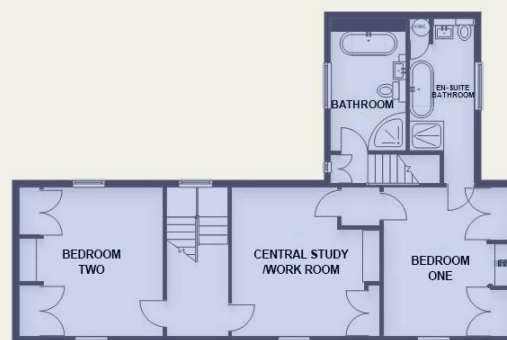
West Bridgford, Nottingham NG2 5FE

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

0115 981 9911



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## LISTING

11, COLLEGE STREET

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1243676  
Date first listed: 14-Nov-1986

Date of most recent amendment: 15-Feb-2007  
List Entry Name: 11, COLLEGE STREET

County: Nottinghamshire

District: Rushcliffe (District Authority)  
Parish: East Bridgford

House. Early C19. Brick and stucco with ashlar dressings and pantile roof. Deep eaves. 2 gable and single ridge stacks. 3 storeys, 3 bays. L-plan. South front has central moulded ashlar doorcase with hood and part glazed door with reeded surround and paterae. Flanked by single glazing bar sashes with segmental heads. Above, 3 similar sashes. Above again, 3 smaller sashes with flat heads, the central one a dummy. Rear wing, single and 2 storeys, has to east, door and to its right, 2 casements and a close boarded door. Above, large casement.

National Grid Reference: SK 69481 43118







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