



11 COLLEGE STREET
EAST BRIDGFORD
NOTTINGHAMSHIRE NG13 8LE

Land & Estate Agents
Property Consultants



The Country Property Specialists
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: £1,150,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

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.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

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

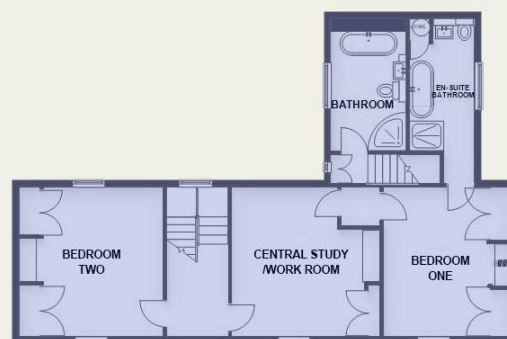
LOCAL AUTHORITY

Council Tax Band G

Rushcliffe Borough Council
Civic Centre, Pavillion Road
West Bridgford, Nottingham NG2 5FE
www.rushcliffe.gov.uk
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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