



'ORDERBECK'

HAGG LANE EPPERSTONE NOTTINGHAMSHIRE NG14 6AW

A contemporary detached country house of a high calibre offering a rather special property in extensive easily managed gardens and grounds bordering to unspoilt rolling countryside on the edge of a highly regarded village between Nottingham and Southwell

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



ORDERBECK

A contemporary detached house of manageable proportions completed to a high standard creating a rather special home offering the appealing combination of a country house refurbished to a contemporary specification in sheltered gardens and grounds (2.02 acres) bordering to unspoilt rolling countryside on the edge of a highly regarded village between Nottingham and Southwell.

EPPERSTONE

A highly regarded Conservation village set in attractive countryside between Nottingham and Southwell, close to extensive retail amenities in Mapperley and Arnold, with the neighbouring larger village of Lowdham offering local amenities, with a direct rail service into Nottingham centre.

The village has a thriving social atmosphere centre around a contemporary village hall with cricket field and tennis courts, plus some appealing countryside walks and the vibrant tea shop the newly reopened Cross Keys Inn.

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

From Newark Northgate station there is a fast direct rail link into London Kings Cross in a scheduled journey time of 85 minutes or so.



MILEAGES

SOUTHWELL	7 miles	BINGHAM	7 miles
NOTTINGHAM	9 miles	MANSFIELD	13 miles
NEWARK	15 miles	GRANTHAM	22 miles
LEICESTER	30 miles	LINCOLN	34 miles
EM AIRPORT	23 miles		



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Hall

External flagged threshold with hardwood framed glazed porch leading into the entrance hall. Contemporary cast iron central heating radiator. Traditional returning staircase access with useful understairs store area. Full height cloaks-boot store.

Main Sitting Room

7.55 x 4.50m (24'9" x 14'9")

An immediate indication of the calibre of the house. Hardwood framed double glazed window and separate full height large window giving excellent natural lighting and an aspect across the rear garden and paddock land.

Contemporary oak framed fire surround with an inset log effect gas fire on a white marble hearth. Two contemporary central heating radiators and four wall uplighters.

Family Room

5.20m x 4.20m (17'0" x 13'9")

A well-proportioned family room having an aspect across the garden and access via double casement French doors. Central heating radiator. Natural boarded flooring.

Open Plan Dining Kitchen

8.60m x 3.80m (28'3" x 12'6")

A dual aspect room having double-glazed French doors opening into the south garden and a fixed casement north window overlooking the rear garden. Polished concrete floor with underfloor heating. Extensive range high grade Shaker design kitchen having an extensive range of high-grade units; full height oven housing with two Miele electric ovens, a microwave oven and integrated wine cooler.

Extensive range of base storage cupboards with high-grade work surface area having inset 1.5 bowl stainless steel sink and concealed Miele larder refrigerator and dishwasher. Separate peninsula breakfast bar-preparation surface with low level drawers.

Ample breakfast/dining table space with contemporary cast iron central heating radiator. Private garden aspect and suspended breakfast bar lighting.

Secondary Entrance Hall

With full height cloaks/boot store.

Cloakroom/WC

Low flush WC and rectangular wash basin/vanity unit. Full height cloaks/boots store. Chromium towel rail.

Study/Office

3.60m x 3.40m (11'9" x 11'0")

Fixed natural wood base storage units with safety glass work surfaces and low-level chest of drawers storage. High level glazed cabinets. central heating radiator.

Utility Room

A large utility room with extensive full height storage and low-level base units with stainless-steel sink. Worcester mains gas central heating boiler. Fixed large housekeeper's cupboard. Samsung stainless steel larder refrigerator/freezer unit and connections for domestic appliances. Central heating radiator. High level extraction fan.





FIRST FLOOR

A traditional returning staircase rises through a half stage landing overlooking the rear garden.

Main Landing

Extensive first floor landing with linen store. Contemporary cast iron central heating radiator. Velux roof light.

Bedroom One

7.10m x 3.65m (23'3" x 12'0")
A large main bedroom with an aspect across the surrounding countryside.

Full height wardrobe unit with separate low level eaves storage. Velux roof lighting and excellent natural lighting. Central heating radiator.

Bedroom Two

3.80m x 3.50m (12'6" x 11'6")
maximum dimensions
Central heating radiator. radiator/towel rail. High level extraction fan. Velux roof light and recessed ceiling downlighting.

Bedroom Three

4.95m x 3.60m (16'3" x 11'9")
Five section hardwood framed window with opening casements. Central heating radiator. Pendant lighting and deep wardrobe store.

Bedroom Four

3.65m x 3.25m (12'0" x 10'9")
Paddock aspect. Fitted wardrobe unit/study unit chest of drawers. High level glass shelving. Central heating radiator. Extensive eaves space wardrobe store.

En Suite Shower Room

A first-class shower installation with watering can shower head and separate shower handset. High grade shower tiling and ceramic flooring.

Vanity unit with contoured oval wash basin and low-level linen storage. Concealed cistern WC. Central heating radiator - towel rail, recessed ceiling downlighting and high-level extraction fan.

Bathroom

A large bathroom with deep double ended roll top bath. Vanity unit with oval basin and low-level storage.

Concealed cistern WC and bidet. High grade wall and floor tiling. Extraction fan. extraction fan.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



GARDENS AND GROUNDS

The property stands in well screened gardens and grounds extending to 2.02 acres bordering to unspoilt open rolling countryside on the northern edge of the village. A gated access from Hagg Lane leads across the south garden before widening into a vehicle court /parking area close to the main entrance to the house.

The south garden is managed as an extensive lawned area which has been effectively screened from the village by a high boundary hedge and mature perimeter trees along the eastern boundary.

Substantial Garage Block

A substantial centrally heated garage constructed to a high standard having wide electrically operated roller shutter door and external sensor security lighting.

One bay has a purpose-built dog shower having a hot/cold water supply and 1250 mm shower tray and houses the central heating boiler.

First Floor Studio Apartment – with en-suite bathroom.

6.55m x 3.95m (21'6" x 13'0")

A centrally heated one bedroom studio apartment with three Velux rooflights giving extensive natural lighting. Two central heating radiators.

Grass Paddock

A well-managed rectangular grass paddock with no physical obstructions making for straightforward management extends from the house into open countryside, having a small summer house in the northwestern corner.

Gymnasium – Potential Stabling

4.50m x 3.40m (14'9" x 11'0")

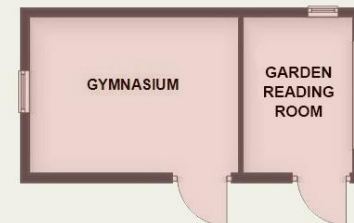
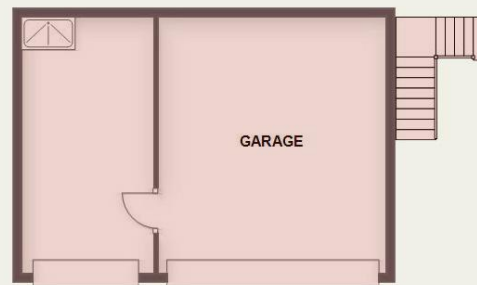
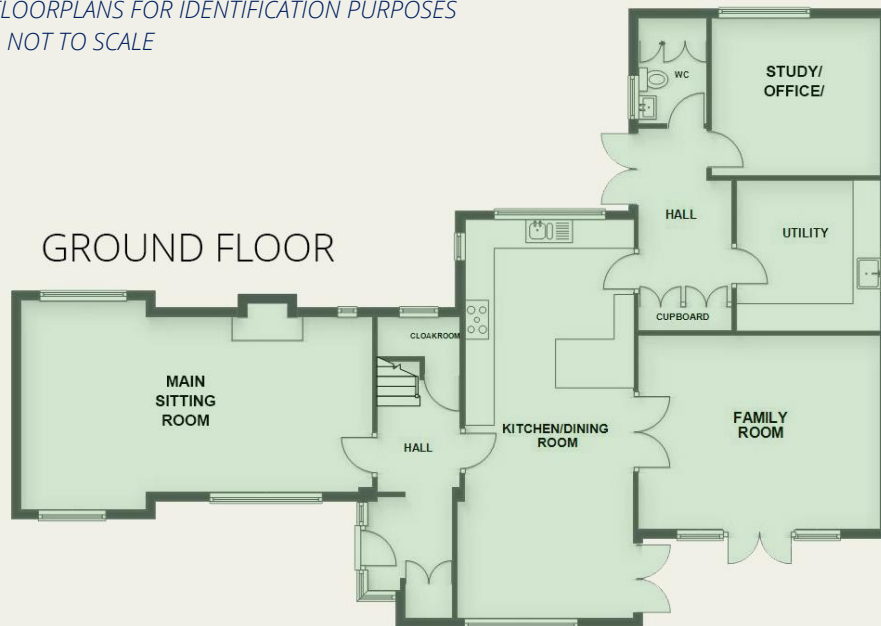
A room which could readily be used a loose box stabling with adjacent tack room.

Tractor Shed – Workshop

A small open bay tractor shed, with enclosed adjacent workshop space. Electric lighting/power and mains water supply.

GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES
- NOT TO SCALE



SERVICES

Mains gas, water, electricity are connected to the house. BT telephone service.

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.

LOCAL AUTHORITY

Newark & Sherwood District Council
Castle House, Newark on Trent, NG24 1BY
Council Tax Band G
www.newark-sherwooddc.gov.uk

VIEWING ARRANGEMENTS

If you would like to arrange a viewing of this property, please contact us on 01636 815544, or by e-mail: sales@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: 0171-3054-2201-4865-2204

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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SMITH & PARTNERS
LAND & ESTATE AGENTS
16 MARKET PLACE SOUTHWELL
NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk



www.smithandpartners.co.uk

