

# RIVERLYN HOUSE

GONALSTON LANE

HOVERINGHAM

NOTTINGHAMSHIRE

NG14 7JH



Land & Estate Agents  
Property Consultants



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





## RIVERLYN HOUSE

A fine and substantial period house of appreciable character offering a wonderful family home steeped in the history of Hoveringham village. Riverlyn House has evolved over the passage of time from more humble beginnings, once a mews of Georgian cottages (circa 1823), with a later Victorian school room addition, and in its present-day form comprises a fine and substantial 21<sup>st</sup> Century home, displaying an interesting tapestry of period architecture. The property has recently been reroofed with thermally efficient inter rafter insulation.

Delightfully located within the designated Conservation area of the village, Riverlyn House is a rather special property set in extensive and exquisite formal grounds extending to 0.89 acres/0.36 hectares (or thereabouts).

## HOVERINGHAM

Hoveringham is a thriving highly regarded Conservation village set in the Trent Valley countryside between the regional centres of Nottingham and Newark on Trent, close to an extensive range of amenities in the historic Minster town of Southwell.

The village offers the essence of traditional English country life with a village cricket pitch, a thriving village inn and an active resident community.

The neighbouring larger village of Lowdham offers an extensive range of day-to-day amenities with direct road - rail access into Nottingham city centre. The historic market town of Southwell is a well facilitated local main population centre which meets all day-to-day needs.

## MILEAGES

LOWDHAM - 3 miles	BURTON JOYCE - 4 miles
SOUTHWELL - 8 miles	NOTTINGHAM - 11 miles
NEWARK - 16 miles	MANSFIELD - 21 miles
GRANTHAM - 24 miles	

### Fast East Coast Main Line Rail Service

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.

**PRICE: £1,500,000**



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



## GROUND FLOOR

### Central Hall – Vestibule

Striking partially glazed entrance door with glazed lantern style roof above. Striking Mandarin polished limestone floor – underfloor heated. Internal archway connecting to:

### Extensive Inner Staircase Hall

Again having Mandarin limestone flooring which extends through to the connecting ancillary rooms, again with under floor heating. Balustraded single flight period staircase rising to extensive first floor cross landing.

### Elegant Main Sitting Room

8.00m x 5.75m (26'3" x 18'9") *maximum dimensions*  
In practise this is an L-shaped room featuring a wide walk-in tri-section sash bay window with replacement timber sealed unit double glazed sash windows and a shuttered replica replacement period window affording attractive aspect across the mature and picturesque fore gardens. Fitted cast iron wood burning stove.

### Second Sitting Room/TV Room

4.45m x 4.25m (14'6" x 14'0")

Having two sealed unit double glazed sash windows overlooking the rear garden York flagstone terracing – al fresco area.

### Stunning Open Plan Formal Dayroom and Dining Room

Affording an extensive open plan living arrangement of appreciable character featuring oak flooring and painted timbered ceilings described in two distinct sections.

### Front Dining Room 5.75m x 3.65m (18'9" x 12'0")

Striking period fire surround. Tri-section walk-in sash bay window to front aspect – three replacement sealed unit double glazed sash windows. Painted crossbeam.

### Elegant Day Room

5.65m x 3.75m (18'6" x 12'3")

Having a striking period stone fireplace of an Arts and Crafts style, incorporating a fitted cast iron wood burning stove. Sealed unit double glazed replacement sash window. Sealed unit double glazed French doors and side screens opening on to the flagstone garden courtyard.





## GROUND FLOOR

### Spacious Well Equipped Kitchen/Breakfast Room

7.85m x 4.30m (25'9" x 14'0")

*This impressive and spacious room was once a Victorian school room during the interesting history of Riverlyn House.*

Light oak handcrafted kitchen installation featuring a main L-shaped formation of cabinets complemented by a matching dresser unit and culinary island - breakfast bar and black granite working surfaces. Gas fired three oven traditional Aga cooking range with integral electric hob. Additional 'slide and hide' Neff oven for summer use. Twin bowl stainless steel sink unit. Five sealed unit double glazed sash windows ensuring excellent natural lighting. Sealed unit double glazed French doors and matching side screens.

### Outer Hall

Having useful under stairs storage space.

### Boot Room 4.25m x 2.90m (14'0" x 9'6")

Incorporating an enclosed wine store. Painted original timbered ceiling. Half glazed period pitch pine double doors connecting to outside.

### Laundry Room 3.30m x 2.60m (10'9" x 8'6")

Fitted double Belfast sink unit. Two replacement timber sealed unit double glazed sash windows. Plumbing for automatic washing machine. Built in double storage cupboard.

### Garden Hall

Having a  $\frac{3}{4}$  glazed door opening to the rear garden courtyard.

### Cloakroom/Boiler Room

Fitted Vaillant gas fired boiler serving domestic hot water and central heating systems and fitted high-capacity pressurised hot water cylinder with immersion heater probe. Manifold location for underfloor heating.

### Cloakroom/WC

Wall mounted Burlington wash hand basin with polished chrome rail beneath and a low flush wc. Replacement sealed unit double glazed timber sash window.



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## FIRST FLOOR

### **Extensive Cross-Landing**

Alighted from a single flight period staircase from the hallway beneath. Series of carefully restored quarter panel fielded pine doors.

### **Main Bedroom Suite**

#### Bedroom One

4.50m x 4.35m (14'9" x 14'3")

High partially vaulted ceiling. Two deep replacement sealed unit double glazed timber sash windows overlooking the picturesque country gardens which border to open Trent Valley countryside.

#### Dressing Room

Full room width range of built in wardrobes. Separate double wardrobe closet. Replacement sealed unit double glazed timber sash window.

#### En Suite Bathroom

Having a traditional suite featuring a striking enamel freestanding bath with a polished steel plinth base, Burlington pedestal wash hand basin, corner shower with chrome rain shower and separate hand shower. Mandarin limestone floor (electric under floor heating) and shower interior tiling. Chrome ladder towel rail. Shaver point. Replacement timber sealed unit double glazed sash window overlooking the garden.

*Stepped access from the eastern end of the cross landing leads up to:*



### Guest Bedroom Suite

#### Bedroom Two

4.30m x 3.95m (14'0" x 13'0")

*maximum dimensions*

Two double glazed replacement timber window sash windows to both front and rear aspects.

#### Dressing Room

Replacement sealed unit double glazed sash windows.  
Range of built in wardrobes with cupboards above.

#### En Suite Shower Room

Having a large corner shower, thermostatically controlled chrome overhead rain shower and separate hand shower, glass screen enclosure, pedestal wash hand basin and a low flush wc. Chrome ladder towel rail. Striking Mandarin limestone floor and shower interior tiling. Sealed unit double glazed replacement timber sash window - attractive country garden outlook. Access to roof void.

#### Rear Bedroom Three

4.80m x 3.80m (15'9" x 12'6")

Two replacement sealed unit double glazed timber sash windows overlooking the picturesque gardens. High partially vaulted ceiling.

#### Front Bedroom Four

4.10m x 3.75m (13'6" x 12'3")

Replica replacement timber sealed unit double glazed period style window. Period fireplace with ornamental Georgian hob grate. Built in wardrobe range and separate double shelved storage closet. Painted original crossbeam.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



### Luxury House Bathroom

A stylish house bathroom featuring a full traditional white suite comprising a freestanding ball and claw foot bath, pedestal wash hand basin, large corner shower with chrome overhead shower and separate hand shower with glass enclosure. Mandarin limestone floor and interior shower tiling. Chrome ladder towel rail. Partially vaulted ceiling. Two replacement timber sealed unit double glazed sash windows overlooking the country gardens.

### Study 4.10m x 1.85m (13'6" x 6'0")

Fitted timber sealed unit double glazed replacement replica period window to front aspect.

### Agent's Note

*Potential connecting access to bedroom five affording scope for the creation of an en suite or dressing room arrangement, subject to building regulation considerations.*

### Front Bedroom Five 4.10m x 4.05m (13'6" x 13'3")

Restored stripped pine period fire surround - ornamental reeded cast iron hob grate. Sealed unit double glazed timber replacement replica period window to front aspect.

### Front Bedroom Six/Second Study

4.10m x 3.65m (13'6" x 12'0")

Window to front aspect.





## EXTENSIVE ENGLISH COUNTRY GARDEN, ORCHARD AND TENNIS LAWN

Riverlyn House enjoys a delightful pastoral setting in the heart of this popular Conservation village with a long walled frontage to Gonalston Lane, bordering to Trent Valley farmland along the upper western boundary at the rear.

### **Timber Gated Entrance**

Automatic electric gates with intercom.

### **Large Two Car Garage (plus additional capacity)**

A granite chipped forecourt and driveway bounded by established traditional box hedgerows provides ample car parking and turning space for numerous vehicles and access to the garage.

3 Phase electric supply to house and garage with 22KW Zappi Electric Vehicle charger.

### **Garden Workshop - General Purpose Stores**

### **Secure Garden Store**

### **Brick Tool Shed**

### **Log Store**

Covered alley to left of house with quarry tiled floor leading to garden room/apple store with outside lavatory.

### **Delightful Sheltered Courtyard**

To the rear of Riverlyn House there is a walled flagstone courtyard and alfresco terracing stepping out to the extensive formal gardens beyond, offering a sheltered vantage point from which to relax and enjoy the privacy and beauty of the gardens.

The main garden features shaped lawns, beautifully stocked herbaceous beds, borders, and island shrubberies relieved by an avenue of pleached hornbeam trees.

There are productive kitchen gardens with raised beds, a fruit cage and a Victorian style brick based greenhouse.



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### PRODUCTIVE ORCHARD AND TENNIS LAWN

A high mature yew hedgerow with two arched openings defines the extent of the formal gardens, beyond which there is a mature orchard area and tennis lawn.

Level tennis lawn ideal for recreation in the summer months.

### Frontage Gardens

In south-western corner of the garden there is a raised paviour terrace offering an elevated vantage point from which to admire the striking period facade of Riverlyn House.

A stunning wellingtonia tree graces the foregarden, a landmark feature within the mature grounds, creating a prominent contribution to the Gonalston Lane village street scene.

The extensive and picturesque frontage gardens feature traditional box hedgerows, topiarised box hedging and yew and holly specimens together with an interesting variety of ornamental trees.

An imposing wrought iron gated and brick pillared pedestrian entrance from Gonalston Lane opens onto a deep straight gravel pathway edged by lavender shrubs leading to a Yorkstone threshold the formal entrance.





## GENERAL INFORMATION & FLOORPLANS

*FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE*

### SERVICES

All main services are available. Gas central heating circulating to radiators.  
Partial underfloor central heating to the ground floor.  
*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.*

Riverlyn House has double glazing throughout.

### Available Broadband

Standard 5 Mbps  
Superfast 80 Mbps

### Available Mobile Coverage (based on calls indoors)

EE - ✓ Three - ✓ O2 - ✓ Vodafone - ✓

✓ = Good ● = Variable ✗ = Poor

### LOCAL AUTHORITY

*Council Tax Band H*

Newark & Sherwood District Council  
Castle House, Great North Road, Newark on Trent  
Nottinghamshire NG24 1BY  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

### TENURE

We understand the property is freehold.

### ENVIRONMENTAL CONSIDERATIONS - FLOODING

The property is not known to have flooded over a long village history.

### VIEWING ARRANGEMENTS

If you are interested in Riverlyn House and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

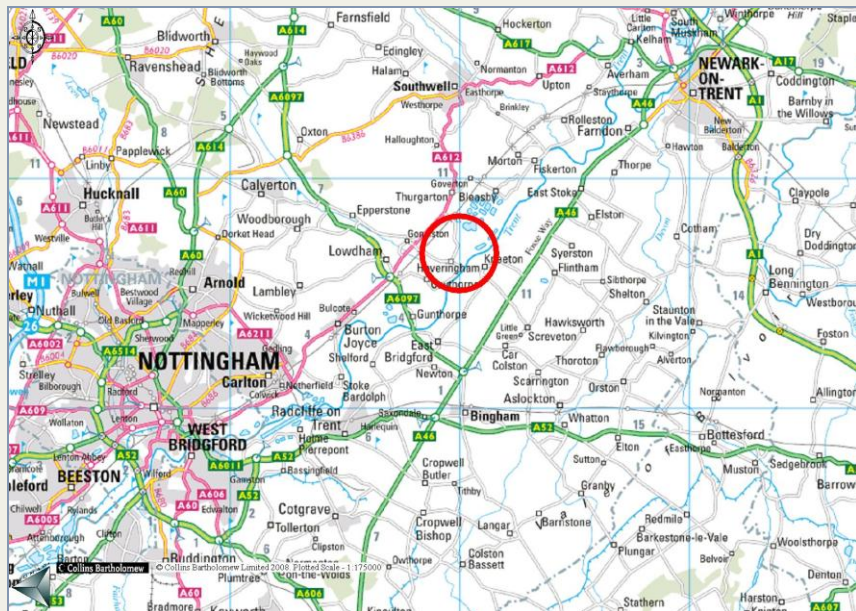




## MAPS & ENERGY PERFORMANCE RATINGS

### 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: 9400-6661-3422-7100-1773

### 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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