

BRYHER

HALAM ROAD SOUTHWELL
NOTTINGHAMSHIRE NG25 0AH



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



BRYHER

A fine and substantial four/five double bedroom detached house of an individual design completed to the owners' specification, offering a first-class home in a wonderful setting bordering the designated Southwell Conservation Area within comfortable walking distance of Southwell amenities and schooling; in our opinion a rare opportunity to acquire a high calibre home in such a convenient and desirable situation.

SOUTHWELL

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to The Burgage.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with an active sports centre.

Newark on Trent, a larger market town, offers a more extensive range of amenities, professional services, restaurants and leisure activities and from Newark Northgate station there is a fast rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

MILEAGES:

NEWARK - 8 miles
NOTTINGHAM - 14 miles
MANSFIELD - 12 miles
LINCOLN - 24 miles
EMA - 30 miles
LEICESTER - 35 miles

PRICE GUIDE: £1,150,000

GROUND FLOOR

Fine Entrance Hall

Creating an immediate and lasting impression of the scale and calibre of this first-class Southwell home, this large central hallway with an impressive open two flight oak staircase rising to the first-floor landing gallery above, also features a striking wide gauge oak flooring. The main hall links in open plan to a rear hall recess with double doors opening to the living kitchen beyond, creating an impressive 21st Century free flowing interior design theme. Useful enclosed double storage/coat cupboard.

Cloakroom/WC

High grade fitted Roca low flush wc and a wall mounted wash hand basin – chrome mixer tap. Wide gauge oak flooring.



Stunning Open Plan Breakfast Kitchen/Dayroom

5.70m x 5.30m (18'9" x 17'3")

Arguably the signature feature of Bryher, featuring a superb range of high grade contemporary wooden cabinets in a pastel grey finish complemented by quartz countertops comprising a long primary full room depth wall run incorporating a Neff double oven, microwave oven, automatic dishwasher and full height larder fridge and separate freezer units. A superb central culinary island/breakfast bar incorporates a Neff five plate induction hob with a ceiling mounted slim line profile ducted extraction canopy above. 1.5 bowl stainless steel sink unit. Wide gauge oak flooring.

Tri-section bi-fold doors open to a stunning rear oak framed veranda, creating a wonderful external alfresco dining/recreation area, affording an 'inside – outside' lifestyle. Two sealed unit double glazed windows.

Distinct dining and relaxation spaces and wonderful landscaped garden aspects ensure that this stylish room can be enjoyed all day to maximum benefit.

Half glazed double doors with leaded detailing returning to the hall.



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Superb Family Room

4.40m x 4.25m (14'6" x 14'0")

Large enclosed double storage closet. Sealed unit double glazed window to rear garden aspect. Half glazed double doors returning to the hall with leaded detailing.

Front Dining Room

5.30m x 3.70m (17'3" x 12'0")

maximum dimensions

A versatile additional reception room which could readily serve as an additional fifth bedroom on the ground floor, if required. Sealed unit double glazed window to front courtyard aspect.

Impressive Main Sitting Room

8.75m x 3.95m (28'9" x 13'0")

A superb main reception room ideal for entertaining with wide double bi-fold doors opening to the rear garden.

Sealed unit double glazed window to front aspect.

Portway 5kW output multi fuel wood burning stove creating a pleasing focal point. This versatile spacious room is configured with an informal study area to one end complementing the main seating/entertaining area with the fireplace at its focal point.

Utility - Boot Room

A well-appointed practical room complementing the main living accommodation incorporating a range of contemporary light oak cabinets offer useful base and eye level storage complemented by a long countertop incorporating an inset single drainer stainless steel sink unit. Plumbing for automatic washing machine. Useful additional appliance space. Side personal access door.

Wall mounted Viessmann gas fired boiler unit serving domestic hot water and central heating systems.



FIRST FLOOR

Central Gallery Landing

A stunning central landing area alighted from a striking traditional two flight balustraded oak staircase rising from the entrance hall below. Two sealed unit double glazed windows to the front aspect. Access to a partially boarded roof storage void. Large, enclosed airing cupboard incorporating useful internal shelving and a fitted Fernox high-capacity pressurised hot water cylinder.

The landing creates an immediate appreciation of the general scale and proportion of the first-floor layout.

Rear Bedroom One – Primary Suite

5.70m x 5.30m (18'9" x 17'3")

Sealed unit double glazed window to the private rear garden aspect. High grade fitted wardrobes in a pastel tone finish with sliding door fronts highlighted and illuminated by fitted external over lighting.

Luxury En Suite Shower Room – Fully Tiled

Large walk in full width shower with fitted thermostatically controlled overhead rain shower and a glass splash screen enclosure, contemporary design washstand cabinet incorporating twin circular wash hand basins with chrome pedestal mixer taps – tiled splashback, and vanity mirror fixture above and a low flush wc. Chrome ladder towel rail.

Front Bedroom Two – Guest Suite

4.60m x 4.45m (15'0" x 14'6")

Sealed unit double glazed window to front aspect. Built in double wardrobe.

Fully Tiled En Suite Shower Room

Large walk in full width shower – thermostatically controlled overhead chrome head shower installation, curved glass enclosure with feature internal Eau De Nil mosaic wall tiling. Roca wall mounted wash hand basin with chrome mixer tap, and a low flush wc. Chrome ladder towel rail. Translucent double-glazed window.



Rear Bedroom Three

3.95m x 3.60m (13'0" x 11'9")

Sealed unit double glazed window to private rear garden aspect.

Front Bedroom Four

3.95m x 2.70m (13'0" x 8'9")

Sealed unit double glazed window to a leafy front aspect.

Superb House Bathroom – Fully Tiled

Feature freestanding elliptical bath, chrome pedestal mixer tap, corner shower – thermostatically controlled overhead chrome shower installation and a curved glass enclosure, stylish contoured design jacuzzi pedestal wash hand basin and a low flush wc. Chrome ladder towel rail. Translucent double-glazed window.



GARDENS AND GARAGING

Landscaped Sheltered Gardens

Bryher enjoys a rather special and convenient situation accessed from a long private drive serving just two individual detached homes conveniently located close to the centre of Southwell thriving communities just off Halam Road.

The property is positioned at the head of the private driveway, approached through a stone pillared frontage entrance, with an extensive front block paved parking court providing car standing and turning space for several vehicles and access to the double garage and open bay carport.

Detached Double Garage

Secure twin remote controlled Hormann and up and over access doors – with new motors recently installed (2025). Side personnel door.

Open Fronted Carport



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Landscaped Private Gardens - Alfresco Courtyard

The carefully designed exterior landscaped garden setting to the rear of Bryher is equally as impressive the interior design and offers a wonderful compliment to this fabulous home.

Opening out from the kitchen there is a delightful alfresco courtyard garden area featuring a fine oak framed mono pitch veranda incorporating a high Level 3kW external heater. The courtyard area is surfaced in a flagstone finish which extends across the rear of the property to incorporate a semi-sunken hot tub area.

There are useful external power points, remote controlled garden spike lights and perimeter low profile patio lighting.

At the far end of the garden there is a recently refurbished Breeze House offering an attractive open sighted seating area with external heating.

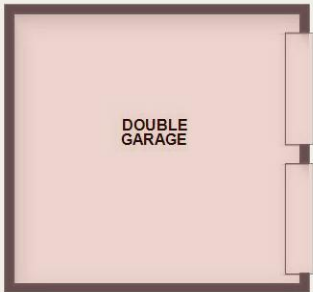
The gardens have been designed with ease of maintenance in mind and are sheltered and extremely private with immaculate lawns, complemented by stocked beds and borders.

Side pedestrian access.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All main services are connected.

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.

Environmental Considerations

We are advised that the property has not flooded in its history nor within the last five years with a low risk rating on the advisory .gov.uk website.

Available Broadband

Basic 18 Mbps /
Superfast 80 Mbps /
Superfast 1800 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓
EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

LOCAL AUTHORITY

Council Tax Band G

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

TENURE

We understand the property is freehold in tenure.

ACCESS

Access to the property is via a shared private driveway serving two properties.

VIEWING ARRANGEMENTS

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

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MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

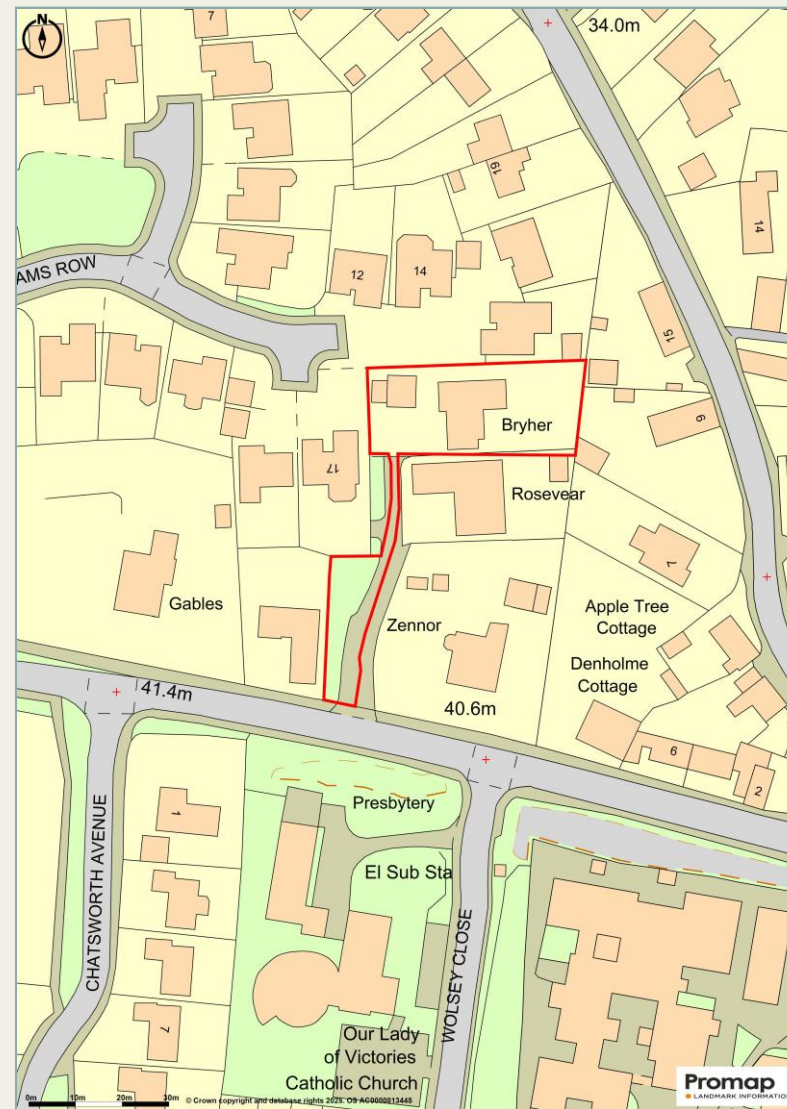
A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 2178-3955-0200-1105-9204

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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