



**Blackford House Newfield Lane, Sibthorpe,
Nottinghamshire, NG23 5PN**

£1,650,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Individual Contemporary Home
- Grounds Just In Excess Of 5 Acres
- Well Maintained Formal Grounds
- 4 Double Bedrooms, 3 Receptions
- Considerable Parking & Gated Access
- Approaching 3,200 Sq.Ft.
- Stabling & Paddocks
- Stunning Interior
- 2 Ensuites & Main Bathroom
- Edge Of Village Location

We have pleasure in offering to the market this impressive, individual, detached contemporary home located in a semi rural location on the outskirts of this pretty hamlet. The property occupies extensive grounds with formal gardens and paddocks which extend to just in excess of 5 acres.

The property was extensively remodeled and tastefully refurbished around 2010, under the guidance of well regarded local architects Allan Joyce who are renowned for bespoke properties within the area, to create what is a truly unique, beautifully appointed and versatile home that is finished to a high specification with each room offering its own individuality.

The property boasts approximately 3,200 sq.ft. of internal accommodation spanning two floors, having four double bedrooms, two with ensuite facilities, and a separate well proportioned family bathroom. The particularly impressive principle suite comprises a generous double bedroom with Juliet balcony with panoramic views, a fully fitted walk in dressing room and ensuite facilities. The ground floor boasts three main reception areas as well as a particularly impressive initial entrance hall with a high cathedral ceiling and galleried landing above.

The heart of the home will undoubtedly be the stunning dining kitchen with a part vaulted ceiling and windows to three elevations which is beautifully appointed, being fitted with a bespoke handcrafted range of units by Loxleys to incorporate both traditional and contemporary elements. The kitchen is fitted with high quality integrated appliances including a sub zero fridge freezer and wine cooler and Miele oven and hob complemented with a traditional style electric Aga range. This room offers wonderful views into the garden, linking out onto a south to westerly facing terrace with views across the garden. The main sitting is again a truly superb space with exposed oak timbers and a high vaulted ceiling with king post and truss, a glazed gable end and wonderful views down the property's own gardens and fields beyond.

In addition, to the ground floor, there are further useful ancillary rooms including a spacious utility, separate boot room, ground floor cloak room and large walk in pantry and plant room.

The property is tastefully presented throughout in relatively neutral decoration, including Versace wallpaper to the snug, and built in Sonos ceiling system to most rooms, halls and outside on the upper and lower terrace and overall is a wonderful space for everyday living

and entertaining.

As well as the main accommodation the property occupies a wonderful, extensive plot, approached by electric gates onto a sweeping driveway bordered by well maintained lawns with established borders and a stunning timber arctic cabin with central fire providing a cosy space for relaxing particularly in the winter months, and specially adaptable benches that are great for sleepovers, creating a teenage den, a unique guest room or impressive adult cave. The driveway leads up to main house with an impressive south to westerly facing courtyard/terrace, and outdoor fireplace creating a wonderful entertaining space. This area looks across to a lawn enclosed by estate fencing with further electric gates leading into an additional gravelled courtyard area at the rear which would make an excellent stable yard and additional parking. This is also a gazebo with hot tub. The courtyard in turn leads down into a range of high quality Kingsland timber outbuildings providing stabling, feed store, tack room and additional timber garaging at the rear. and then into two level grass paddocks making this property perfect for the equestrian orientated client.

Overall this is a stunning, individual, bespoke home in a delightful setting with viewing coming highly recommended to appreciate both the location and accommodation on offer.

SIBTHORPE

Sibthorpe is a small hamlet located just off the A46 between the market towns of Bingham and Newark with good road access to the A52, A1 and M1. Amenities are available in the nearby market towns of Bingham and Newark with well regarded primary schools in the adjacent villages of Orston, Flintham and East Bridgford and within the catchment area for Toothill School and with bus links to Kesteven & Grantham Girls School and Kings School, both in Grantham. From Newark there is a high speed train to King's Cross in just over an hour.

AN OAK CASEMENT DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

19'7" x 12'3" (5.97m x 3.73m)

A stunning initial entrance vestibule flooded with light having full height double glazed window, cathedral vaulted ceiling with central beam, attractive contemporary glazed galleried landing, oak tread staircase rising to the first floor, beautiful stone tiled floor and oak steps to a pair of glazed double doors leading through into:

SITTING ROOM

22' x 17'7" (6.71m x 5.36m)

A beautiful well proportioned light and airy room offering a wealth of character, having an attractive vaulted ceiling with exposed oak king post, truss and purlins, full height double glazed gable end and additional French doors leading out onto the south to westerly facing terrace, all offering a delightful aspect down the property's own grounds and across to open fields beyond. The focal point to the room is a chimney breast with an attractive Minton style

stone fire surround, mantel and hearth with inset Aga log burner with exposed brick back. In addition the room has attractive wide oak board flooring.

Returning to the initial entrance hall further doors lead to:

SNUG

17'10" x 13' (5.44m x 3.96m)

A versatile reception ideal as an informal snug linking through into the kitchen, creating an relaxed reception space for everyday living and entertaining. The room is flooded with light, benefitting from windows to two elevations including bifold doors leading out onto the terrace, an attractive double sized chimney breast with Versace wallpaper and raised contemporary fireplace by Bodart & Gonay, continuation of the tiled floor and double glazed French doors leading into the study.

An open doorway leads through into:

DINING KITCHEN

27'8" x 18'5" (8.43m x 5.61m)

A particularly impressive space which will undoubtedly become the hub of the home, benefitting from windows to three elevations and includes a part vaulted ceiling with inset sky lights providing a wonderful, light and airy space the focal point of which is the double sized chimney breast with inset contemporary stove. The kitchen is beautifully appointed with a handcrafted Loxley kitchen comprising a considerable range of bespoke units with glazed display cabinets and a central island unit with granite preparation surfaces providing a fantastic working area; an additional breakfast bar with integrated wine cooler; further appliances including Miele fan assisted oven and induction hob, Aga electric range, dishwasher, sub zero fridge freezer and integrated wine cooler; undermounted stainless steel twin bowl sink with brush metal swan neck Franke mixer tap; continuation of the tiled floor; bifold doors leading out onto the terrace and two further windows to the rear and side elevations.

STUDY

13'5" x 12' (4.09m x 3.66m)

A versatile reception ideal as a home office approached from the snug area through glazed double doors and having an additional window to the side. This room would be perfect for today's way of home working or alternatively would make a further informal reception space, games room or nursery.

Returning to the initial entrance hall a further open doorway leads through into and inner lobby and, in turn, further doors leading to:

BOOT ROOM

12' into cupboards x 8'5" (3.66m into cupboards x 2.57m)

A versatile space ideal as a boot room, providing built in storage with full height cupboards, deep skirtings, double glazed window and exterior door to the rear.

GROUND FLOOR CLOAK ROOM

8'8" max x 7'11" max (2.64m max x 2.41m max)

A well proportioned L shaped cloak room having a contemporary two piece suite comprising WC with concealed cistern and wall mounted vanity unit with moulded elliptical washbasin with mosaic tiled splash backs and wall mounted chrome mixer tap; and contemporary radiator.

Returning to the inner lobby area a further door leads through into:

L SHAPED INNER HALLWAY

13'3" max x 6'3" (4.04m max x 1.91m)

Having further doors leading to:

PANTRY

13'3" max x 8'4" max (4.04m max x 2.54m max)

A useful space currently utilised as a cellar with additional space for free standing appliances, having a brick thrall with quartz surface over, tiled floor and inset downlighters to the ceiling.

PLANT ROOM

5'8" x 5'8" (1.73m x 1.73m)

Housing the pressurised hot water system as well as the oil fired central heating boiler and providing useful storage space.

UTILITY ROOM

11'11" into cupboards x 11'4" (3.63m into cupboards x 3.45m)

A well proportioned and useful space having a good level of storage with integrated full height cupboards, additional low level cupboard unit, ceramic sink with oak surround and brush metal mixer tap, plumbing for washing machine, space for tumble dryer, continuation of the tiled floor, double glazed windows to two elevations and exterior door.

RETURNING TO THE INITIAL ENTRANCE HALL AN IMPRESSIVE CONTEMPORARY STAIRCASE WITH A GLASS AND OAK BALUSTRADE RISES TO:

FIRST FLOOR GALLERIED LANDING

Having an aspect into the vaulted ceiling as well as through the glazed full height opening which affords wonderful views across adjacent fields. The landing has attractive wide board oak flooring, deep skirtings and architrave, timber glazed double glazed lights, central single French door and Juliet balcony affording wonderful panoramic views and, in turn, further contemporary doors leading to:

PRINCIPLE SUITE

Comprising a well proportioned double bedroom, a walk through dressing area and ensuite facilities.

BEDROOM

18'5" x 11'6" (5.61m x 3.51m)

The bedroom affords wonderful, panoramic, far reaching views across the property's own grounds and fields beyond with full height double glazed windows, central door with glass Juliet balcony and additional double glazed window at the side.

An open doorway leads through into:

WALK IN DRESSING ROOM

Tastefully appointed with integrated furniture comprising full height wardrobes and storage shelves with oak door fronts, the room having inset downlighters and sky light to the ceiling.

An obscured glazed door leads through into:

ENSUITE SHOWER/WET ROOM

7'6" x 7'7" (2.29m x 2.31m)

Having a contemporary suite comprising WC with concealed cistern, vanity unit with inset washbasin and wall mounted chrome mixer tap and walk in shower wet area with both wall mounted body jets, independent handset and ceiling rose over; contemporary tiling to the floor and walls; chrome towel radiator and inset downlighters to the ceiling.

BEDROOM 2

12'6" x 9'7" (3.81m x 2.92m)

A further double bedroom which also benefits from ensuite facilities, offering around 172 sq.ft. of floor area, comprising initial walk through corridor which gives access to the ensuite and, in turn, the bedroom having; inset downlighters to the ceiling, timber casement double glazed windows and further door leading through into:

ENSUITE SHOWER ROOM

9'3" x 4'10" (2.82m x 1.47m)

Having a contemporary suite comprising; WC with concealed cistern; vanity unit with inset washbasin and chrome mixer tap; walk in shower wet area with glass screen and wall mounted shower mixer; tiled splash backs with mosaic border inlay; contemporary towel radiator; and mosaic tiled floor with underfloor heating.

BEDROOM 3

10' (12'5" into wardrobes) x 12'6" (3.05m (3.78m into wardrobes) x 3.81m)

A further double bedroom benefitting from fantastic panoramic views to the rear; having built in wardrobes; central drawer unit with glass fronted cabinet over; sealed unit double glazed window.

BEDROOM 4

13'8" x 12'7" (4.17m x 3.84m)

A well proportioned double bedroom having a range of built in wardrobes with overhead storage cupboards and central dressing table with low level drawer units; and sealed unit double glazed window.

BATHROOM

13'7" x 8'9" max (4.14m x 2.67m max)

A well proportioned family bathroom beautifully appointed with a contemporary suite comprising; impressive free standing elliptical bath with floor standing mixer tap with integral shower handset; wall hung WC; vanity unit with elliptical washbasin, wall mounted mixer tap, mosaic tiled splash backs with integrated mirror; polished stone floor; contemporary towel radiator; and obscured double glazed window.

EXTERIOR

The property occupies an impressive plot of generous proportions comprising formal gardens, menage and paddock which in total extends to approximately 5.15 acres. The property has a great deal of privacy, overlooking open fields to the south and west and is approached by electric gates onto a sweeping tarmac driveway which provides a considerable level of off road parking. The driveway is bordered by established lawns and is well stocked with trees and shrubs and leads up to a formal approach with a raised terrace to either side of the entrance which benefits from a south to westerly aspect and links back into the main receptions and kitchen. This provides a wonderful outdoor entertaining space which catches the majority of the days sun but, for the cooler evenings, has an outdoor raised fire and chimney providing heating to the terrace. The driveway continues to the side and rear of the property providing a substantial level of off road parking and runs down to the Kingsland Stable Block providing stabling, workshop space and potential garaging. The more formal gardens are separated by estate fencing which leads onto a further lawned area and, in turn, to post and rail paddocks at the rear and a central top grade menage surfaced with high grade 'Redhill Equestrian Sand' and fine rubber top dressing, measuring 40m x 30m ideal for those with an equestrian bias. From the main driveway a further pair of timber electric gates leads through into an enclosed gravelled parking area which provides additional secure parking with a car charging point and a timber pod which houses a hot tub. There is the option for a second entrance to the property if the equestrian facility was to be used as a business or by third parties. This would prevent the main house being disturbed, and offer easy access for horse boxes, (dependent on relevant permissions being granted).

FEED STORE

11'5" x 5'5" (3.48m x 1.65m)

Having power and light.

STABLE 1

12' x 11' (3.66m x 3.35m)

Having power and light.

STABLE 2

12'5" x 11' (3.78m x 3.35m)

Having power and light.

STABLE 3

16' x 11'5" (4.88m x 3.48m)

Having power and light.

TACK ROOM

9'5" x 11'6" into cupboards (2.87m x 3.51m into cupboards)

Having a tiled floor, full height cupboards, further low level dresser unit, Belfast style sink, power and light.

WORKSHOP

10' x 9' (3.05m x 2.74m)

TRACTOR SHED/GARAGE

27'4" max x 20'8" max (9'10" min) (8.33m max x 6.30m max (3.00m min))

A large L shaped workshop, tractor shed or potential garage having power and light and double ledge and brace doors.

STORAGE SHED

11'11" x 6'2" (3.63m x 1.88m)

TRACTOR SHED

13' x 13' (3.96m x 3.96m)

Again having double ledge and brace timber doors.

GARAGE

19'11" x 12'9" (6.07m x 3.89m)

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains electric and water, with private drainage system (septic tank). Central heating is oil fired (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

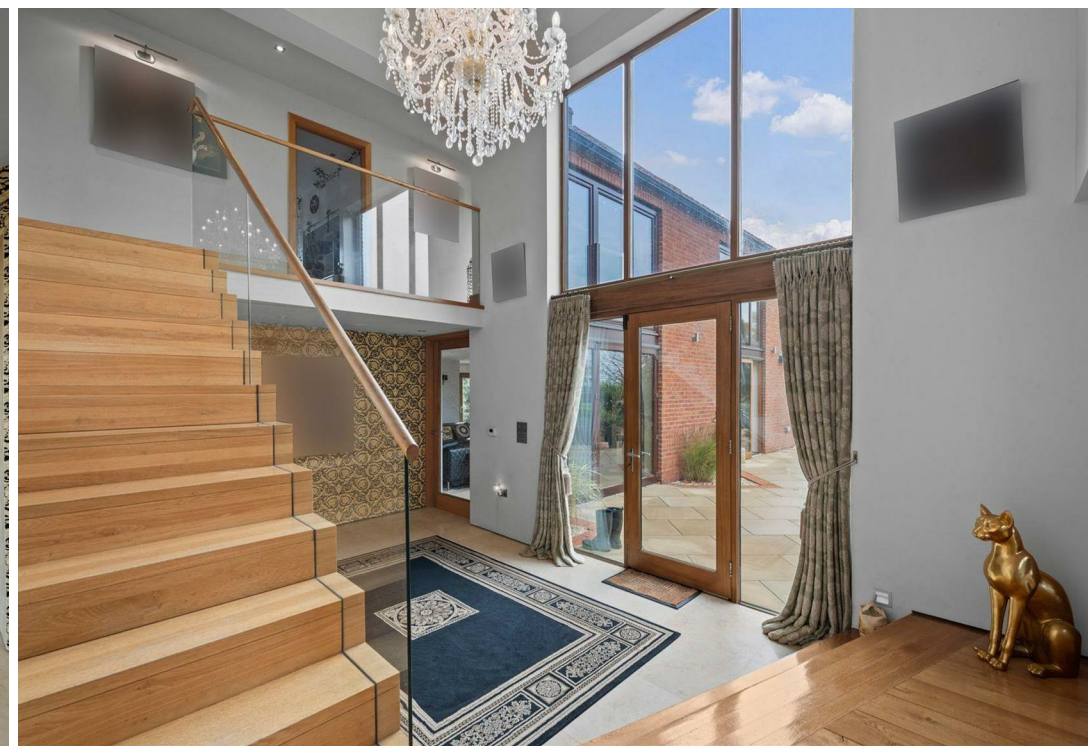
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

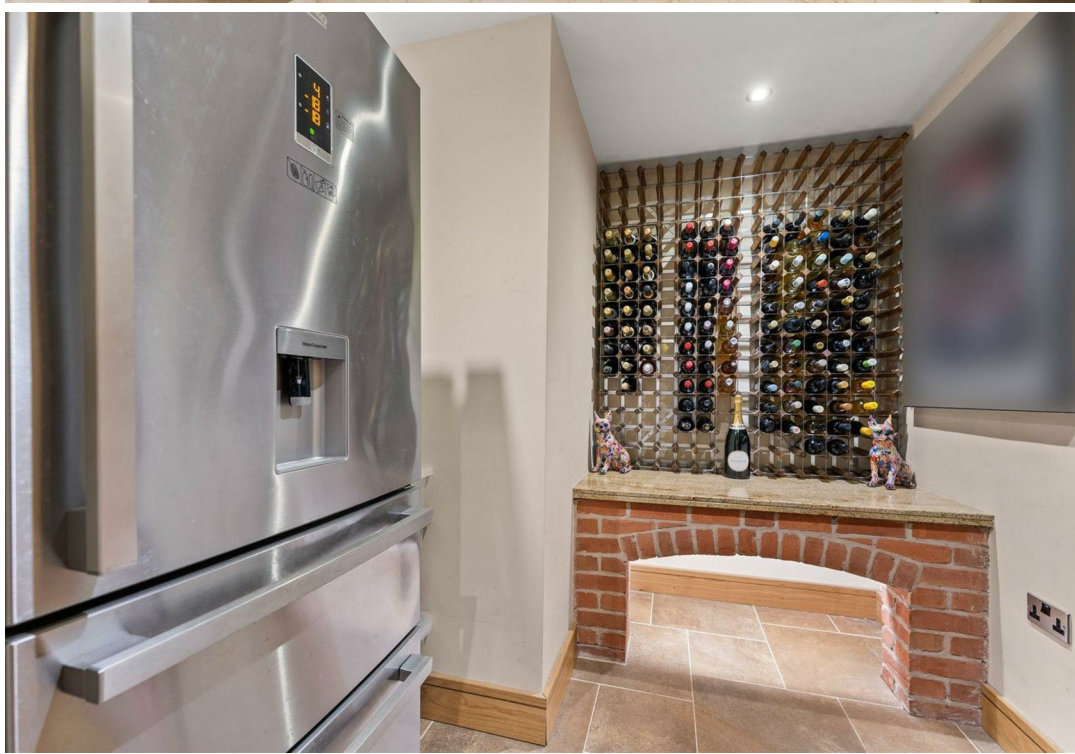
Planning applications:-

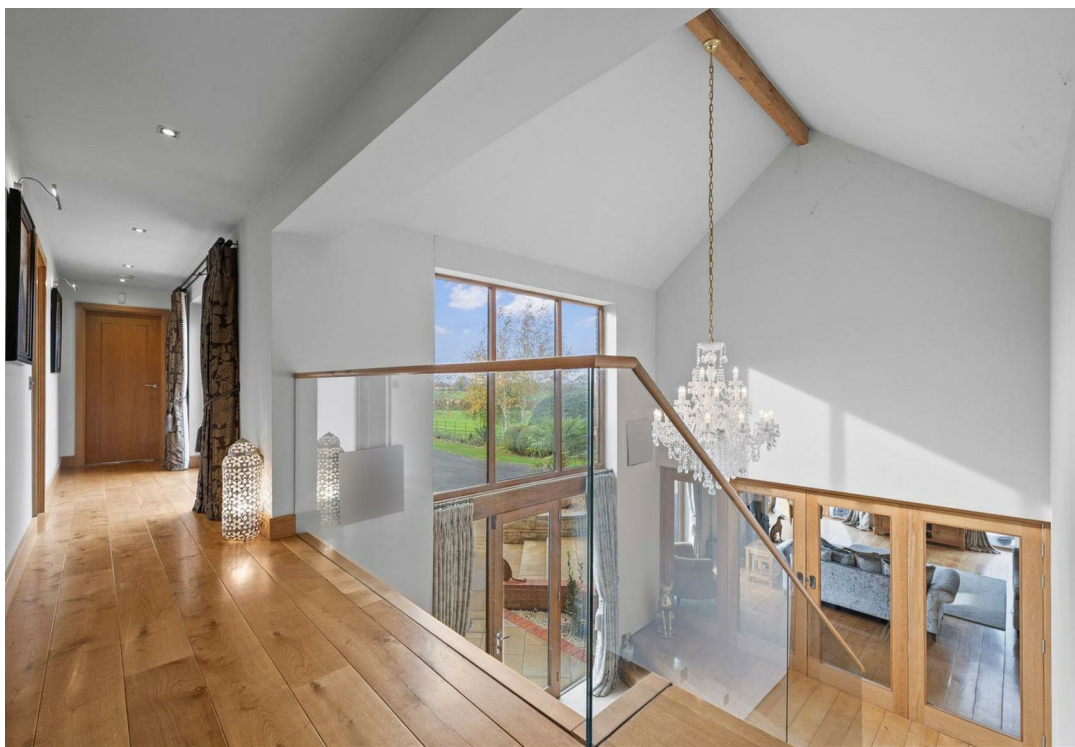
<https://www.gov.uk/search-register-planning-decisions>





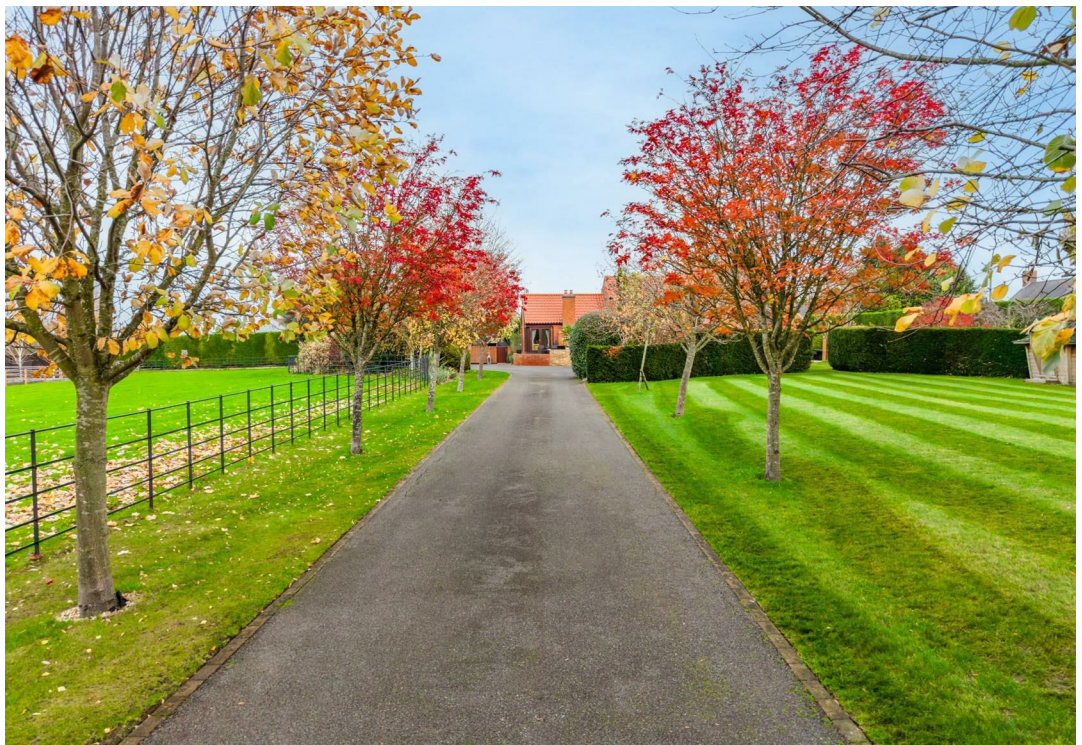






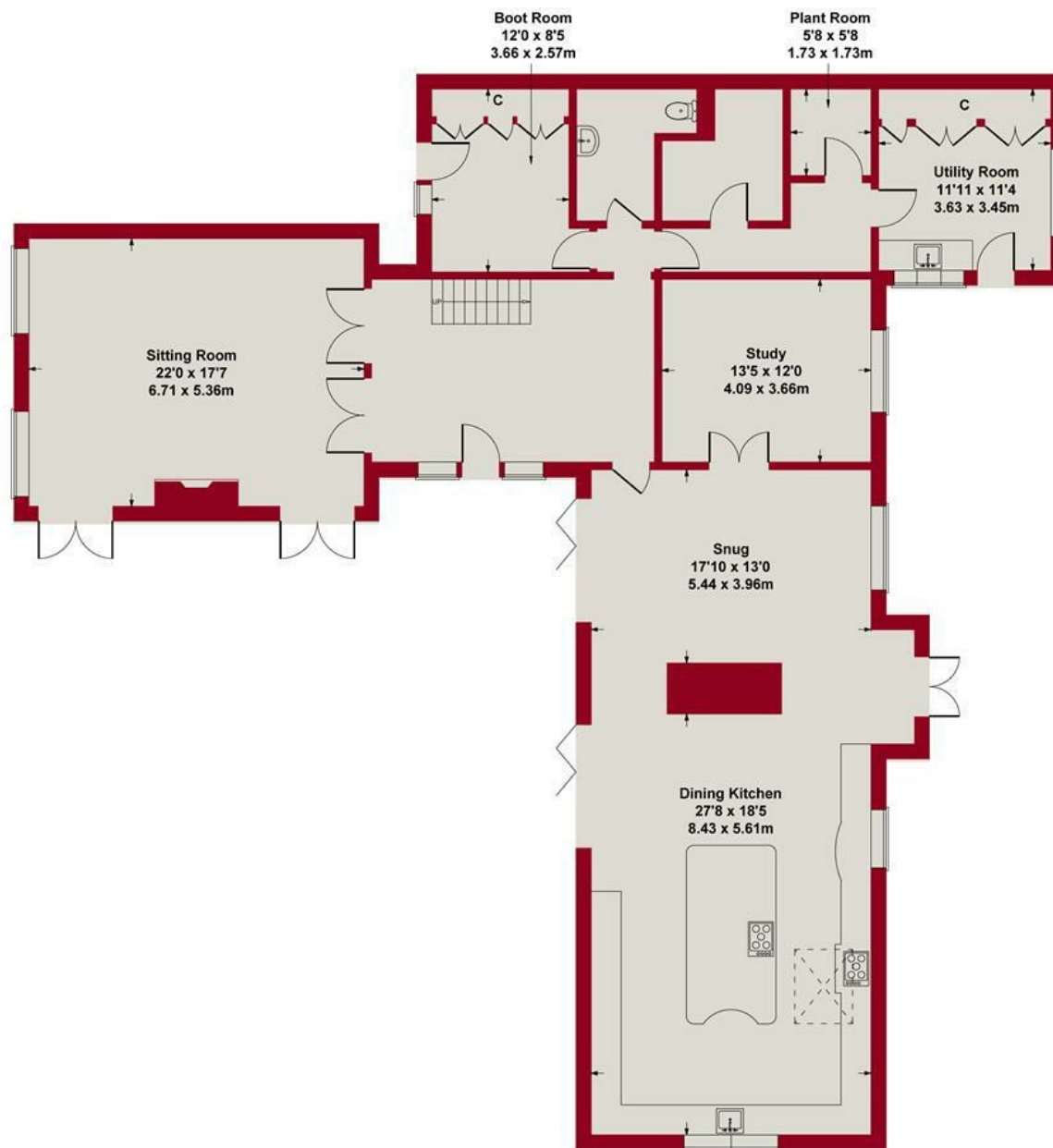




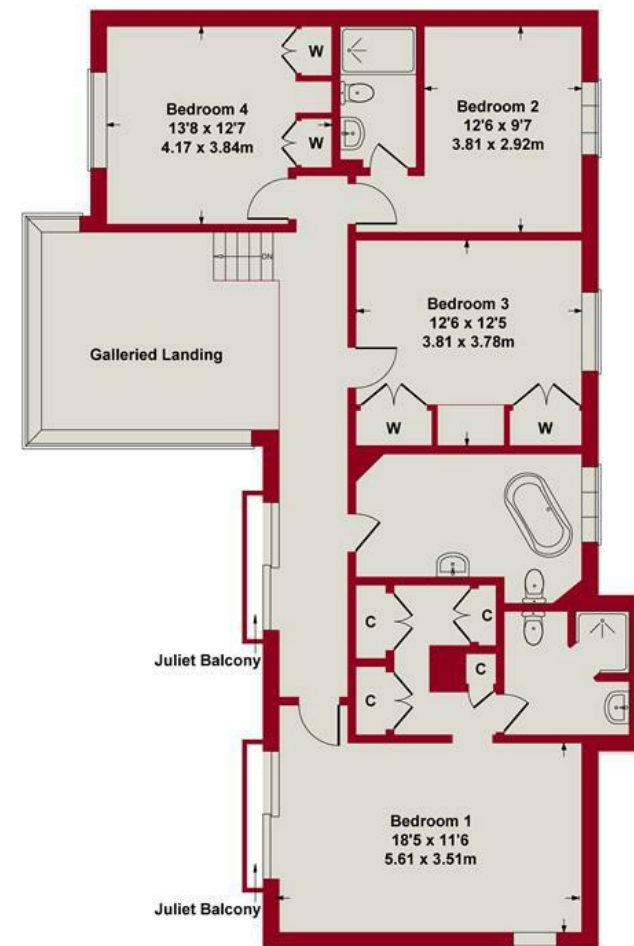








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

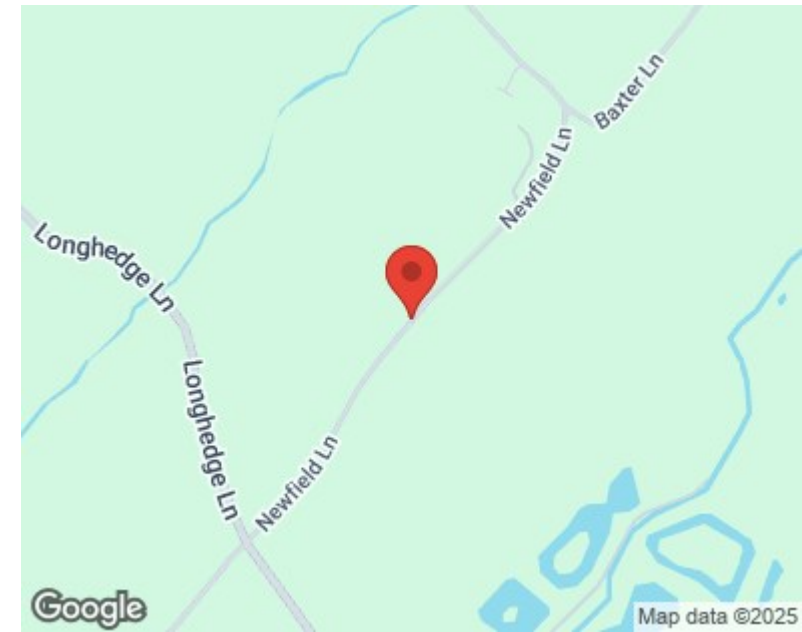
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		



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RICS



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