



**The Nunnery South End, Collingham,
Newark, Nottinghamshire, NG23 7LL**

Guide Price £700,000 - £725,000

Tel: 01636 611811

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

*** GUIDE PRICE £700,000 - £725,000 ***

The Nunnery is a stunning and unique detached period property with immense character, providing four double sized bedrooms and three spacious reception rooms. The house is surrounded by delightful gardens, including a private rear garden and terrace which benefit from a southerly and westerly aspect. There are also extensive outbuildings and stables, plus a pony paddock. The plot extends to nearly an acre and is positioned in a peaceful location in the heart of Collingham's conservation area.

- *Grade II Listed Village House
- *Four Bedrooms, Three Reception Rooms
- *Kitchen, Utility & Conservatory
- *Delightful Gardens 0.95 Acre
- *Village Conservation Area
- *Primary School, Medical Centre, Co-operative Store
- *Railway Service - Newark, Lincoln & Nottingham
- *Access Points - A1 (3 Miles)
- *Newark Northgate Railway Station (6 Miles)
- *EPC Rating - Exempt Due To Listing Order

In its Grade II listing, the property is described as a 16th Century farmhouse. The house has substantial stone elevations made from a distinctive type of local limestone. These are complemented by timber framing, pargetted rendering and a steep pitched pantiled roof. Beyond the house, there is a substantial walled frontage and a range of outbuildings which are suitable for annexe conversion.

The principal accommodation on the ground floor provides an entrance lobby, reception hall, sitting room with inglenook fireplace, family room, separate dining room with French windows to a conservatory, kitchen, cloakroom/utility and boiler room. The first floor provides a long landing with exposed timber frame and Yorkshire sliding windows in the rear elevation. There are four very large double sized bedrooms and the family bathroom.

The outbuildings substantially built with brick elevations under a pantiled roof provide former stalled stables and a 32 ft length garage. The property stands on elevated ground with the garden. There is a two bay field shelter,

potting shed and greenhouse.

Formerly separate parishes North and South Collingham have long since united and formed one long leafy village. The property is situated in South Collingham adjacent to St John The Baptist Church with a tall tower dominating the village. This particularly attractive corner of the village has a number of hansom and interesting houses and indeed The Nunnery is a stunning property on approach.

Collingham is situated 6 miles north of Newark with excellent local amenities including a Co-operative store, family butchers, Post Office, Hairdressers, Primary School, Medical Centre with GP Surgery, Pharmacy and Dentist. There are many social organisations, societies and clubs. The Royal Oak pub is community owned. Collingham has a railway station providing regular services to Newark, Lincoln and Nottingham. Access points to the A46 and A1 dual carriageway are within 4 miles. Newark is on the main East Coast Railway Line with regular services to York, Newcastle and Edinburgh. London King's Cross is within an average 75 minute journey time.

The following accommodation is provided:

GROUND FLOOR

ENTRANCE PORCH

With ledged and braced oak entrance door and entrance lobby with wood block floor.

RECEPTION HALL

12'11 x 10'10 (3.94m x 3.30m)



Oak block floor, double panelled radiator, Yorkshire slider window, heavily beamed ceiling and oak staircase, small cupboard under stairs.

CLOAKROOM/UTILITY

10' x 8'9 (3.05m x 2.67m)



Stainless steel sink unit, ledged and braced door, old cook post and heavily beamed ceiling, low suite WC.

SITTING ROOM

24'2 x 17'8 (7.37m x 5.38m)



Measured into the inglenook fireplace with stone chimney breast, hearth and provision for an open fire.

Centre opening French doors to the garden, Yorkshire slider windows in the front elevation, oak wood block floor, two double panelled radiators, oak post and centre beams.

Connecting door to the family room.



FAMILY ROOM

17'4 x 11'2 (5.28m x 3.40m)



Heavily beamed ceiling, double glazed window in the south elevation, casement window in the west elevation and Yorkshire sash window in the east elevation. Wood block floor, double panelled radiator.

KITCHEN

20' x 12' average measurements (6.10m x 3.66m average measurements)



Wall cupboards, base units, working surfaces incorporating a stainless steel sink unit. Electric double oven and electric hob. Heavily beamed ceiling, casement double glazed window in the north elevation, single glazed in the east elevation, single panelled radiator.



LOBBY

With cupboard containing the hot water cylinder.

DINING ROOM

13'4 x 12'10 (4.06m x 3.91m)



Centre opening French doors to the conservatory, single glazed window in the north elevation, hatch to the kitchen, double panelled radiator.

CONSERVATORY

15'6" x 11' (4.72m x 3.35m)



Centre opening west facing French doors to the garden, Yorkshire slider windows in the front elevation, oak wood block floor, two double panelled radiators, oak post and centre beams.

BOILER ROOM

With Worcester Bosch boiler providing central heating, ledged and braced outside door.

FIRST FLOOR

The oak dog legged staircase leads to the first floor.

LONG LANDING

36'6" x 4'6" (11.13m x 1.37m)



Sealed unit double glazed windows and Yorkshire slider window. Exposed cook post, built-in cupboard, single panelled radiator.

BEDROOM ONE

18'7" x 13'2" (5.66m x 4.01m)



A dual aspect room with Yorkshire slider windows and centre beam, single panelled radiator.

BEDROOM TWO

17'9" x 11'10" (5.41m x 3.61m)



Casement windows in the north and east elevations, exposed beams and collar. Small built-in cupboard, wash basin. Two single panelled radiators.

BEDROOM THREE

13'3" x 13'2" (4.04m x 4.01m)



Yorkshire slider windows, exposed cook post and beam forming a recess to the room, single panelled radiator.

BEDROOM FOUR

13'4 x 9'4 (4.06m x 2.84m)



Built-in cupboard, cook post and collar and fitted shower cubicle, single panelled radiator.

BATHROOM

12'8 x 9'4 (3.86m x 2.84m)



Bath, close coupled WC, pedestal basin, heated towel rail, built-in cupboard, radiator.

OUTBUILDINGS

A range of outbuildings constructed with brick elevations under a pantiled roof.

STABLES

23' x 13' (7.01m x 3.96m)



with three internal stores and brick floor.

STABLES

31' x 13' (9.45m x 3.96m)

With two internal stalls.

GARAGE

32'6 x 13' (9.91m x 3.96m)

Electric remote door.

THE GROUNDS



A pair of double entrance gates and personal gate set in a

walled frontage provide access to the driveway. There is an established front garden and to the rear of the property a former vegetable garden and blue brick patio with stone retaining wall. A pleasant lawned area with greenhouse. There is a two bay field shelter with metal roof.





SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

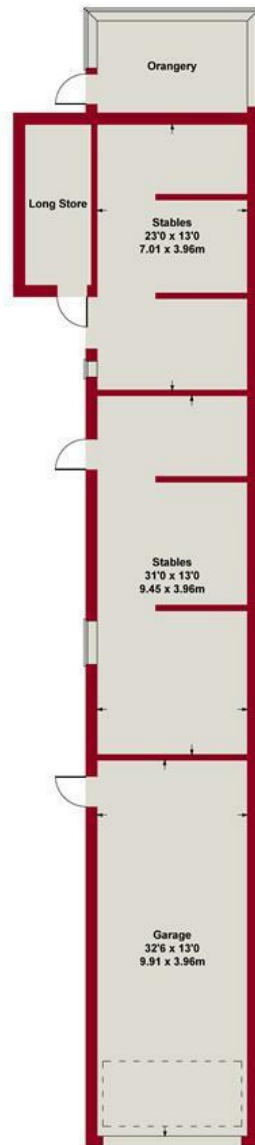
VIEWING

Strictly by appointment with the selling agents.

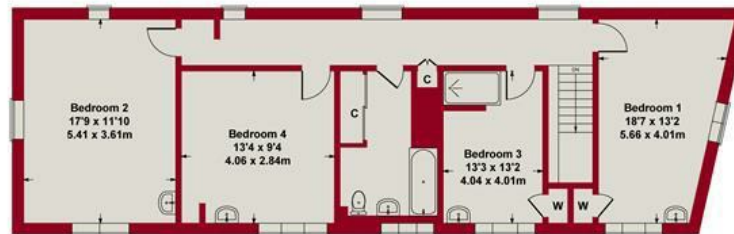
COUNCIL TAX

Council Tax Band G with Newark & Sherwood District Council.

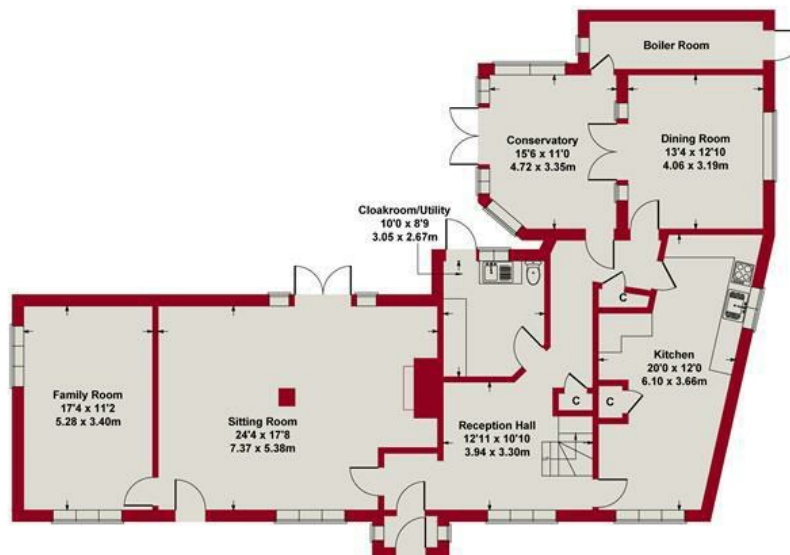
Approximate Gross Internal Area
4015 sq ft - 373 sq m



OUTBUILDING



FIRST FLOOR



GROUND 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.

Produced by Potterplans Ltd. 2023





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers