

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**THE HOUSE IN THE GARDEN, SUTTON LANE,  
ELTON ON THE HILL,  
NOTTINGHAMSHIRE NG13 9LA**

**GUIDE PRICE £895,000**

## THE HOUSE IN THE GARDEN, SUTTON LANE, ELTON ON THE HILL, NOTTINGHAMSHIRE NG13 9LA

A rare opportunity indeed... a spacious and characterful detached property, created in 1957 but with a clever design that gives a feeling of a much older and very imposing property - hence the high quality materials, the spacious layout with plenty of light behind the design brief, as the property was placed with a southerly facing frontage; allowing the sunshine to stream in through the main windows.

The House in the Garden, as its name suggests, was created within the grounds of the original Elton Manor - hence the many feature boundary brick walls set on a substantial plot, which may be developed even further, subject to necessary planning permissions from the local authority... could the grounds be developed with more properties or simply extending the existing home?

All offers are invited, based on the advertised Guide Price. We will require your timescale, position of funding and also the figure at which you wish to proceed. Please write to Melanie Blockley, Hammond Property Services, 11 Market Place, Bingham, Nottinghamshire NG13 8AR or by email to [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

This beautiful home is set within the picturesque and historic hamlet village of Elton on the Hill. Rectangular in shape, the total plot of gardens is approximately 0.8 acres, 3,872 sq yds or 3,235 sqm.

As the property is still owned by the original occupier who aided with the design, many of the original features still remain within the property including open fireplaces, functional AGA in the kitchen, spacious and open reception hallway with fireplace, shaped windows, greenhouse and outbuildings and plenty of character at every turn.

Within the gardens is a wonderful Garden House which, with only a little work and imagination could become the perfect Home Office for all those who have seen a change in working arrangements over the last few years - a peaceful haven.



**DIRECTIONAL NOTE** From our Bingham Office via the A52, travelling east, towards Grantham. Pass the turnings on the left to Hawksworth and Scarrington and also Aslockton / Whatton in the Vale. Continue for some distance until eventually rising up a hill and then turning right at the crossroads at Elton on the Hill onto Sutton Lane. The road bends to the right and then left, passing St Michael & All Angels Church on your left, this particular property will then be found on the left hand side, some 500 yards past the Church. Please turn and park within the private courtyard for your viewing.

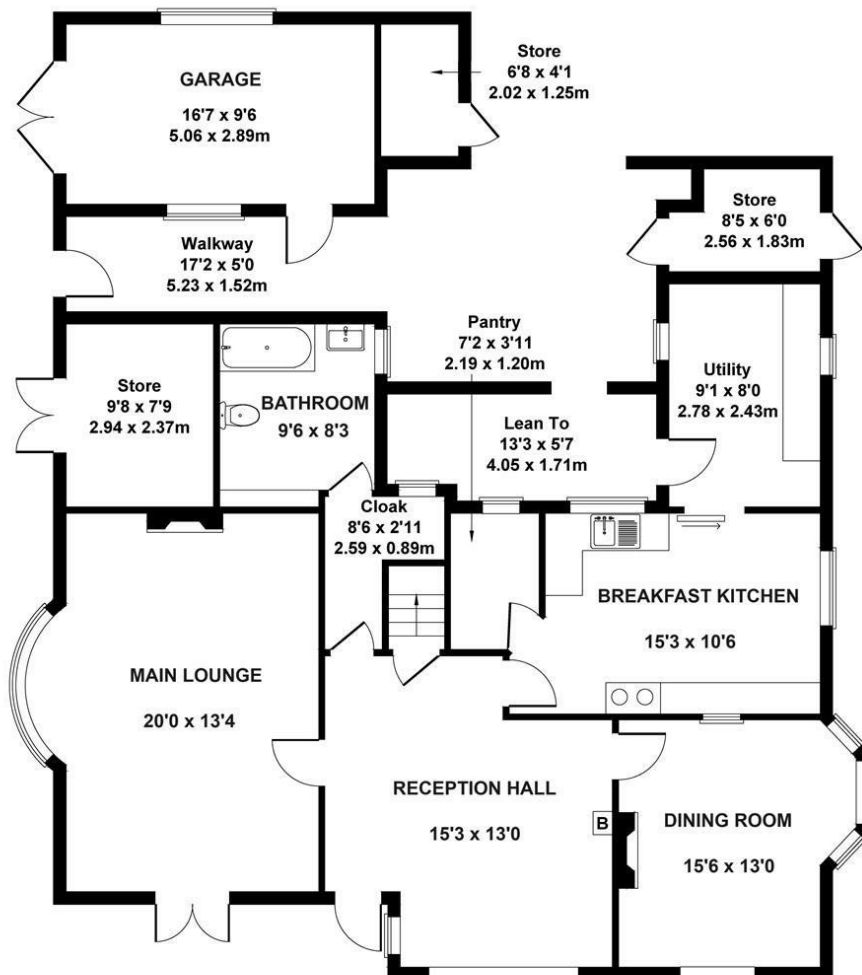
**For Sat Nav use Post Code: NG13 9LA**

**Council Tax Band**

**G**

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | 72        |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  | 20                      |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

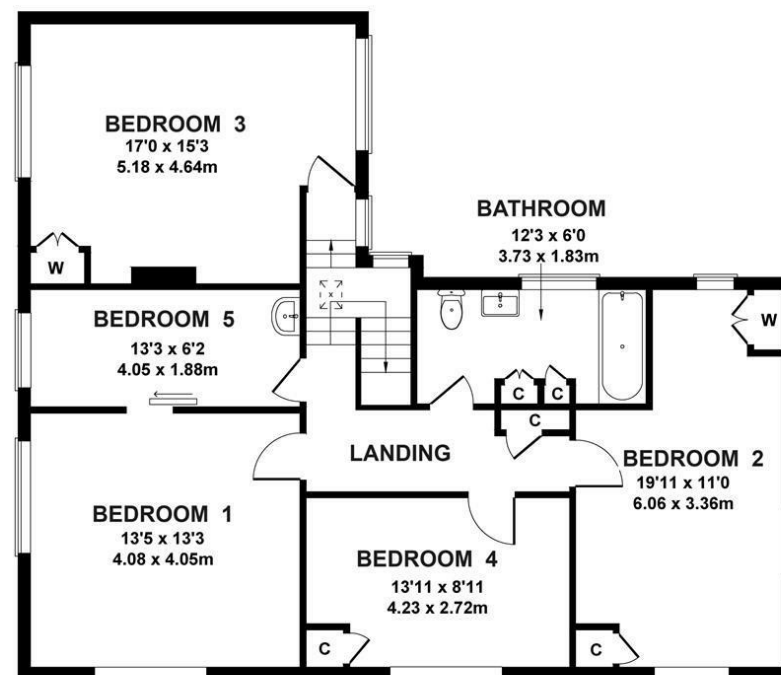
| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |           |
| (92 plus) <b>A</b>  |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



## THE HOUSE IN THE GARDEN, ELTON

Approximate Gross internal area 2433 sq.ft 226 sq m

NOT TO SCALE - ILLUSTRATIVE PURPOSES ONLY





**TO THE FRONT**

Set behind a high and gated wall from the original Elton Manor, there are extensive grounds and gardens with a multitude of uses, including a large area for Home Grown vegetables.





**TO THE REAR**

For the more green fingered amongst us, both a greenhouse and a potting shed are provided, with plenty of raised beds and areas of mature planting, Steps and archways to the rear of the property provide interesting walkways whilst...





### **TO THE SIDE**

The imposing entrance and driveway provides plenty of parking for both Dinner & Garden Parties alike. To the left hand side of the driveway is a further timber Garden House which, with only a little work and imagination could become the perfect Home Office for all those who have seen a change in working arrangements over the last few years - a peaceful little haven.





A covered entrance area leads the hardwood entrance door and into the

**HALLWAY**

15'0 x 13'0 (4.57m x 3.96m)

a wonderful and cosy room with a feature log burner creating a warm reception on even the coldest of mornings. A window to the front ensures plenty of light and a tiled floor... so sensible for those who enjoy country living.

**DINING ROOM**

15'6 x 13'0 (4.72m x 3.96m)

with another feature fireplace a double aspect windows ensuring plenty of natural light.





### **MAIN LOUNGE**

20'0 x 13'4 (6.10m x 4.06m)

Back to the hallway, and into the welcoming reception room with period fireplace and parquet flooring. Double aspect windows, again, ensuring a light and airy feel.

### **BREAKFAST KITCHEN**

15'3 x 10'6 (4.65m x 3.20m)

The heart of any home... with a character of an age gone by with handmade kitchen units and a feature AGA.







### **UTILITY ROOM**

9'0 x 8'0 (2.74m x 2.44m)  
easy to incorporate with the kitchen to create a large space for those looking for a more open plan living lifestyle.

### **DOWNSTAIRS BATHROOM / CLOAKROOM**

9'6 x 8'2 (2.90m x 2.49m)  
with a three piece suite.

### **GALLERIED LANDING**

from the Reception Hallway, an original and turned-spindle staircase leads to the Landing area.



### **BEDROOM 1**

13'6 x 13'3 (4.11m x 4.04m)  
a wonderful room with dual aspect windows and an internal door to Bedroom 5





**BEDROOM 5 / POTENTIAL EN-SUITE SHOWER ROOM**

13'3 x 6'3 (4.04m x 1.91m)  
with a door from both the landing and Bedroom 1...  
the potential for the creation of the en-suite is  
obvious... OR for use as a Separate Home Office  
for those who has a change in working patterns  
over the last few years.

**BEDROOM 2**

20'0 x 11'0 (6.10m x 3.35m)  
a wonderful room with dual aspect windows  
and built-in storage cupboards.





**BATHROOM**

12'3 x 6'0 (3.73m x 1.83m)

a three piece suite in pink... with a window to the side elevation.

**BEDROOM 3**

17'0 x 15'3 (5.18m x 4.65m)

a wonderful room with dual aspect windows and built-in storage cupboards.

**BEDROOM 4**

14'0 x 9'0 (4.27m x 2.74m)

a further double room with aspect across the front garden area.





**OUTSIDE - A FEW MORE PHOTOGRAPHS**

plenty of outbuildings and storage sheds... so, when would you like to view?  
Please call our office on 01949 87 86 85.





To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!

