

FOR SALE

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**79 PORCHESTER TERRACE, LONG ACRE, BINGHAM, BINGHAM,
NOTTINGHAMSHIRE NG13 8BU**

£395,000

79 PORCHESTER TERRACE, LONG ACRE, BINGHAM, BINGHAM, NOTTINGHAMSHIRE NG13 8BU

Wow! What a rarity! – classic period homes with plenty of history seldom appear on the market in Bingham! However, when they do, interest is always intense; especially when they are perfect for someone to walk into and do nothing following a sympathetic scheme of modernisation and upgrading. There are high ceilings and plenty of character including both South Pacific parquet flooring and Oregon Pine doors. The property is being offered with historic links to the discovery of Tutankamun!

This Victorian semi-detached residence boasts a delightful position overlooking the St Mary's Church to the rear and the neat green of the Bingham Bowling Club to the front, as well as the greenery of Warner's Paddock.

Ideally positioned being only a couple of minutes' walk of Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

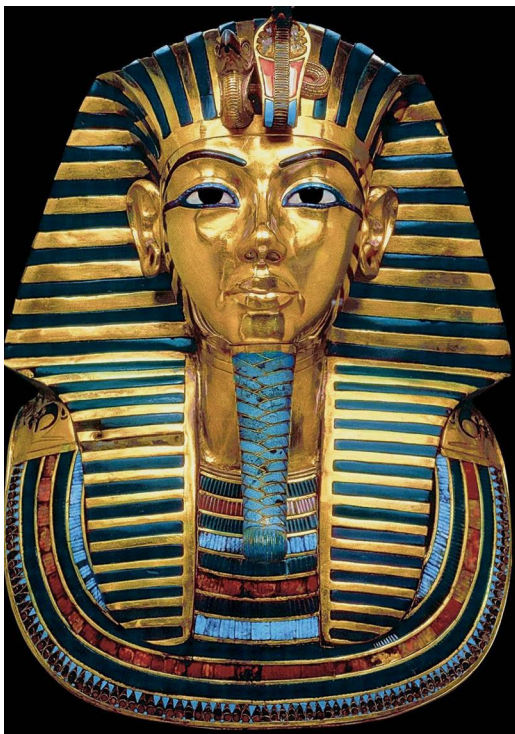
For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

Without doubt this is a home which demands an early internal inspection if period charm and character is your particular requirement – why not see it this weekend?





Reproduced with kind permission from The Bingham Heritage Trails Association - www.binghamheritage.org.uk

"Porchester Terrace on Long Acre, a line of four pairs of Victorian semi-detached houses, was built by James Walker between 1882 and 1885, with number 79 being after 1883. Walker built on what we would term a brownfield site, there having been a number of buildings here before which would have had to be demolished.

1883

James Walker started to build 8 semi-detached houses here called Porchester Terrace after obtaining a lease on 4th April 1883 from the Earl of Carnarvon. He had built two pairs (Number 71 & 73 and 75 & 77) before the O.S. Map of 1883 and the other two after that but before 1885. They were occupied on rental by retired middle class professionals, often retired.



The Earl of Carnarvon sold the Freeholds to those houses for which we have seen the deeds so far in 1920, as was the case with many Bingham properties. We think the fifth Earl sold the Freeholds to finance his archaeological excavations in Egypt with Howard Carter who found the tomb of Tutankhamun in 1922.

Between 1891 and 1901 number 79 was occupied by John Gilman, of independent means. We cannot work out who was here in 1911. The electoral roll returns show Frederick Taylor to have lived at number 79 from 1920 until at least 1945 but he was at The Gables in 1911".

In 2012, the current owner gave permission for a 1 metre Inspection Pit to be dug in the garden.



**Howard Carter &
The Earl of Carnarvon**

A general report of the dig can be found at <https://www.binghamheritage.org.uk/archaeology/tes> with a more detailed analysis being found at <https://www.binghamheritage.org.uk/archaeology/tes>

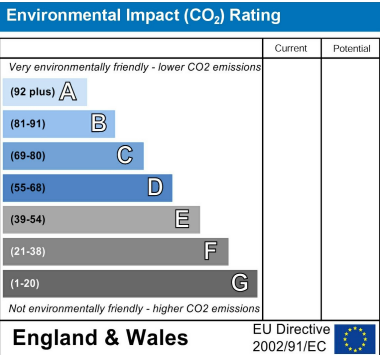
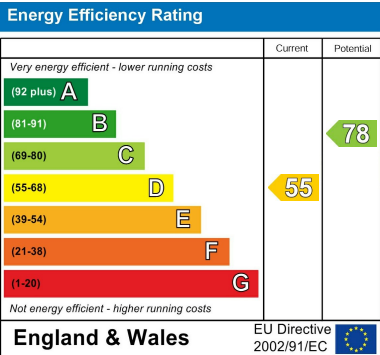
"With thanks again to our friends at the Bingham Heritage Trails Association for their kind permission to use the information above. As the local Estate Agent for Bingham, we have sold numerous properties over the years that have the historic link of being previously Sold by the Earl of Carnarvon to help fund the Egyptian search by Howard Carter for the final resting place of Tutankhamun" - Jonathan Hammond

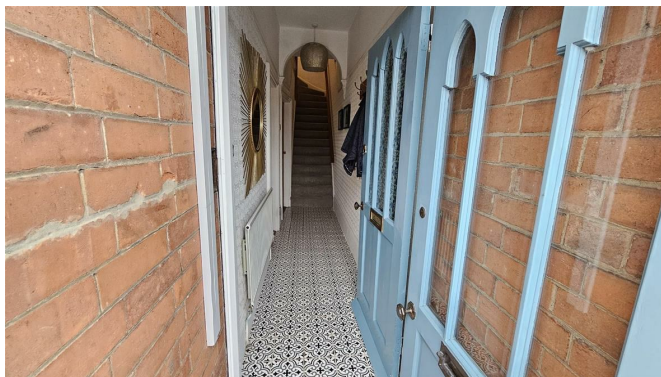
DIRECTIONAL NOTE From our Bingham Office the property may be approached by leaving the Bingham Market Place on Church Street. Follow the road around to the right at the Church into Cherry Street and continue to the end. Turn left onto Long Acre this particular property will then be found immediately on the left hand side clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: **NG13 8BU**

Council Tax Band

D





Half glazed entrance door through to

PORCH

with a tiled floor and a further door into the

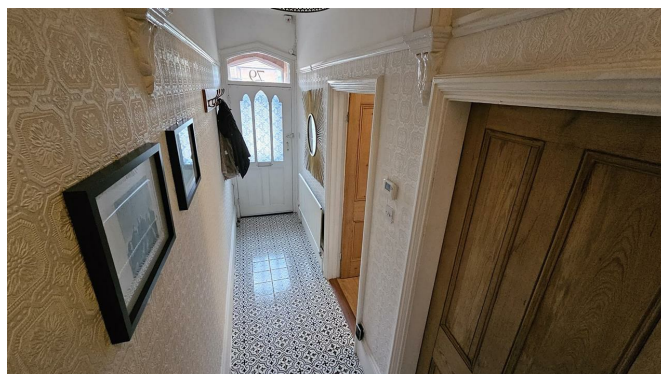
RECEPTION HALL

with stairs to the first floor. South Pacific Rosewood Parquet flooring and a central heating radiator.

LOUNGE

16'9 x 12'3 (5.11m x 3.73m)

With an Oregon Pine door. Central heating radiator. Picture rail. Ceiling cornicing & ornate frieze. Feature bay window to the front.





DINING ROOM

12'9 x 12'6 (3.89m x 3.81m)

With an Oregon Pine door. Central heating radiator. Recessed fireplace with log burner. Picture rail. Windows to the side and rear.

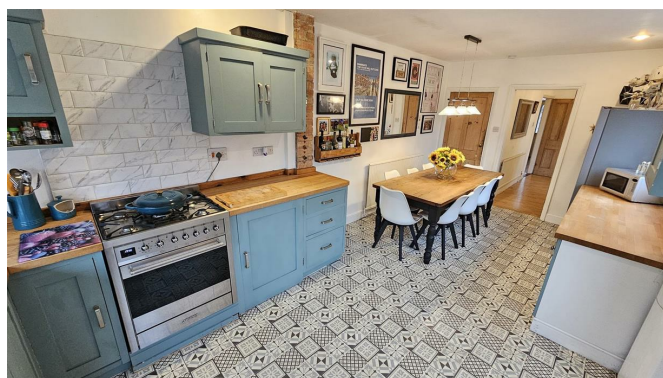
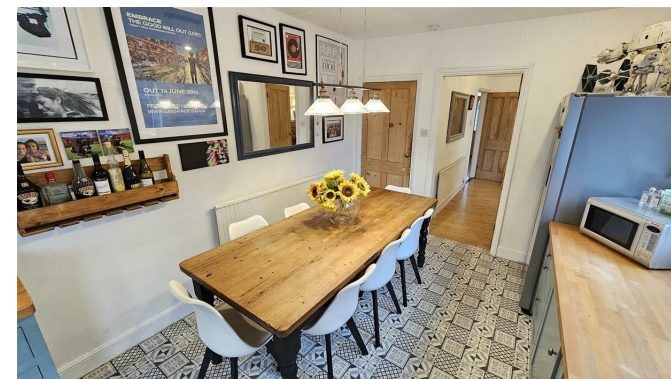




BREAKFAST KITCHEN

20'6 x 10'0 (6.25m x 3.05m)

With an Oregon Pine door. A wonderful and spacious room with a sink unit. Windows to the side and rear elevations. Useful under stairs cupboard. Central heating radiator. Cooker, dishwasher, dryer, fridge and washing machine.





LANDING

from the hallway, there are stairs to the second floor with carved spindles and turned handrail. A useful airing cupboard.

BEDROOM ONE

16'0 x 13'6 (4.88m x 4.11m)
with sash windows with views out over the Bowls Club and Warner's Paddock. Central heating radiator. Fitted and mirror fronted wardrobes.





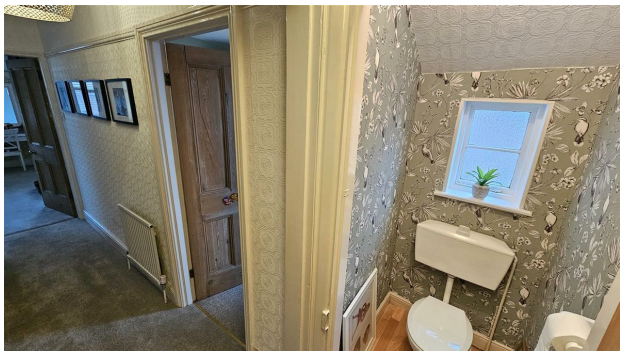
BATHROOM

10'3 x 10'0 (3.12m x 3.05m)
with panelled bath, pedestal wash basin, low flush W.C. and a shaped corner shower unit.
Central heating radiator.

BEDROOM TWO

12'8 x 9'6 (3.86m x 2.90m)
with sash window that looks out towards the steeple of St Mary's Church. Central heating radiator.





SEPARATE W.C.

with a low flush W.C. and side window.

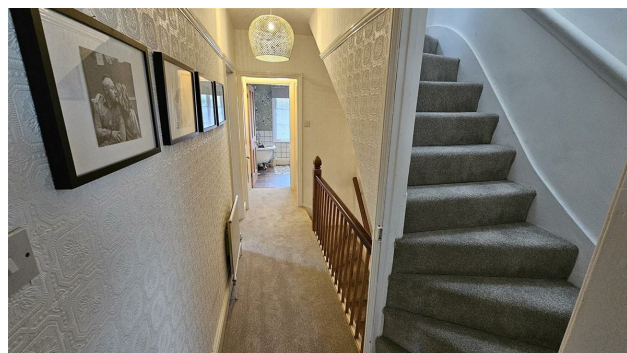
ON THE SECOND FLOOR

From the first floor landing, a turned staircase leads to the

THE VERY VERSATILE ROOM - BEDROOM 3 & 4?

23'0 x 15'6 (7.01m x 4.72m)

with access to the very versatile and large area which could easily be converted with the insertion of partition walls to create a bedroom with an en-suite shower room, a bedroom with a separate study or work from home office, or a playroom / games room... the options are numerous... you decide what to create! Windows to the side, front and rear elevations including views towards the Church Steeple. There are windows providing plenty of light.





OUTSIDE

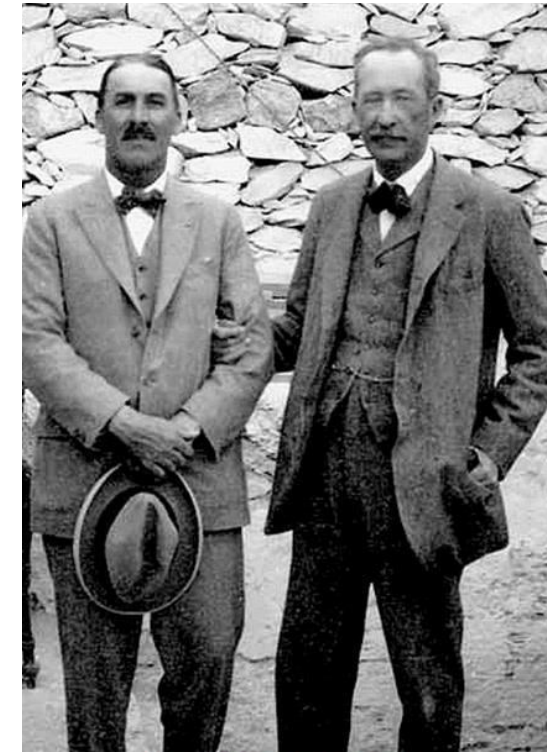
To the fore of the property is a driveway providing off-street parking for two vehicles. A side pathway and gate leads to the rear where you will find an olde englishe style garden which includes a lawn and patio area, a garden shed, a planting area as well as a view of the steeple of St Mary's Church.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email 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!



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