

FOR SALE

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**WILLOWBY GRANGE, ASLOCKTON ROAD, SCARRINGTON,
NOTTINGHAMSHIRE NG13 9BP**

£950,000

WILLOWBY GRANGE, ASLOCKTON ROAD, SCARRINGTON, NOTTINGHAMSHIRE NG13 9BP

This is it... the one that has the lot! Position, setting, plot, tremendous privacy, bucolic views and a Barn Conversion in the garden with Planning Permission Granted for a Leisure Complex or... you choose?

A fabulous setting with a very mature rear garden and complete privacy.... and all with plenty of secure and gated parking to the front for numerous vehicles and with a double garage with a Home Office from the staircase leading to the first floor room.

An alarm system has been installed to the property and security lighting has been fitted to the front and rear gardens.

Space, space and more space... ideal for proper family home... that's the feeling throughout the accommodation with the necessary three reception rooms, but also a charming breakfast kitchen, a utility room, two downstairs cloakrooms, a separate home office / snug, a galleried landing area leading to the 5 bedrooms on the first floor; the main bedroom and bedroom 2 both enjoying en-suite shower facilities with a 4 piece suite bathroom for the rest of the family.

This is an ideal opportunity for those with an eye to detail who would like to put their own stamp on a project with a significant and well stocked mature garden and with both garaging and parking within a very picturesque setting. The property is being offered with the added benefit of NO CHAIN to enable a speedy purchase for the right buyer.

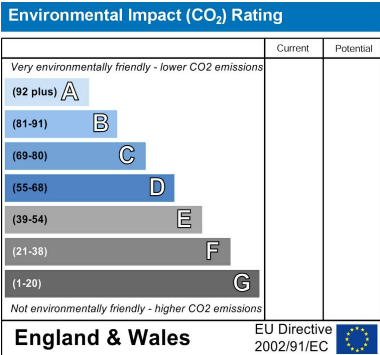
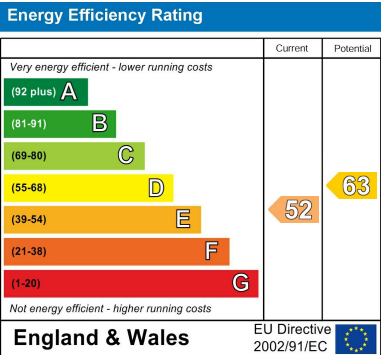
Whilst there is obvious scope for further development of the Barn into outdoor entertaining space, for those who have experienced a change in their working environments, you have the choice of the Home Office from the hallway or the completion of the spacious first floor room above the garage... so many options for further development to suit your needs.

The owners have acknowledgement from the local Council that works have been commenced to comply with the granted Planning Permission. At this stage, minimal footings have been put in to the right hand side of the Barn.

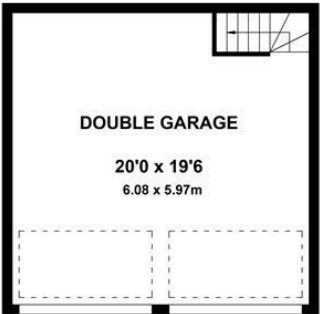
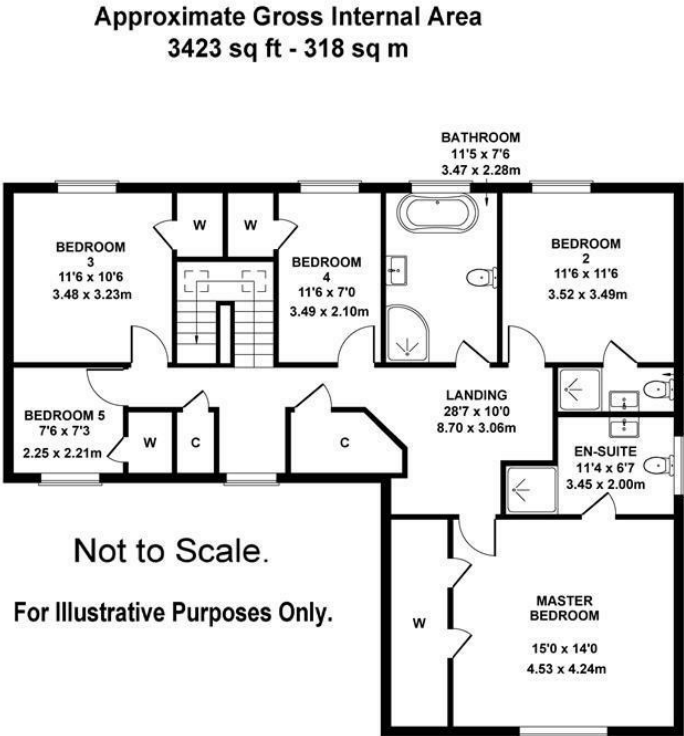
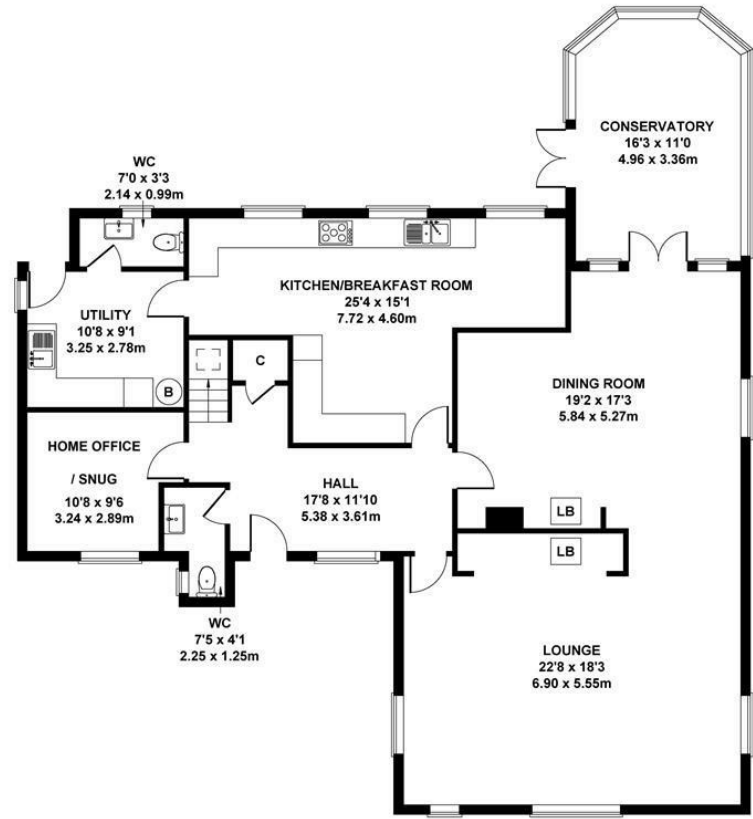


Within a short drive of Scarrington is the Market Town of Bingham with its range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, community hall, leisure centre with swimming pool, and a library. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

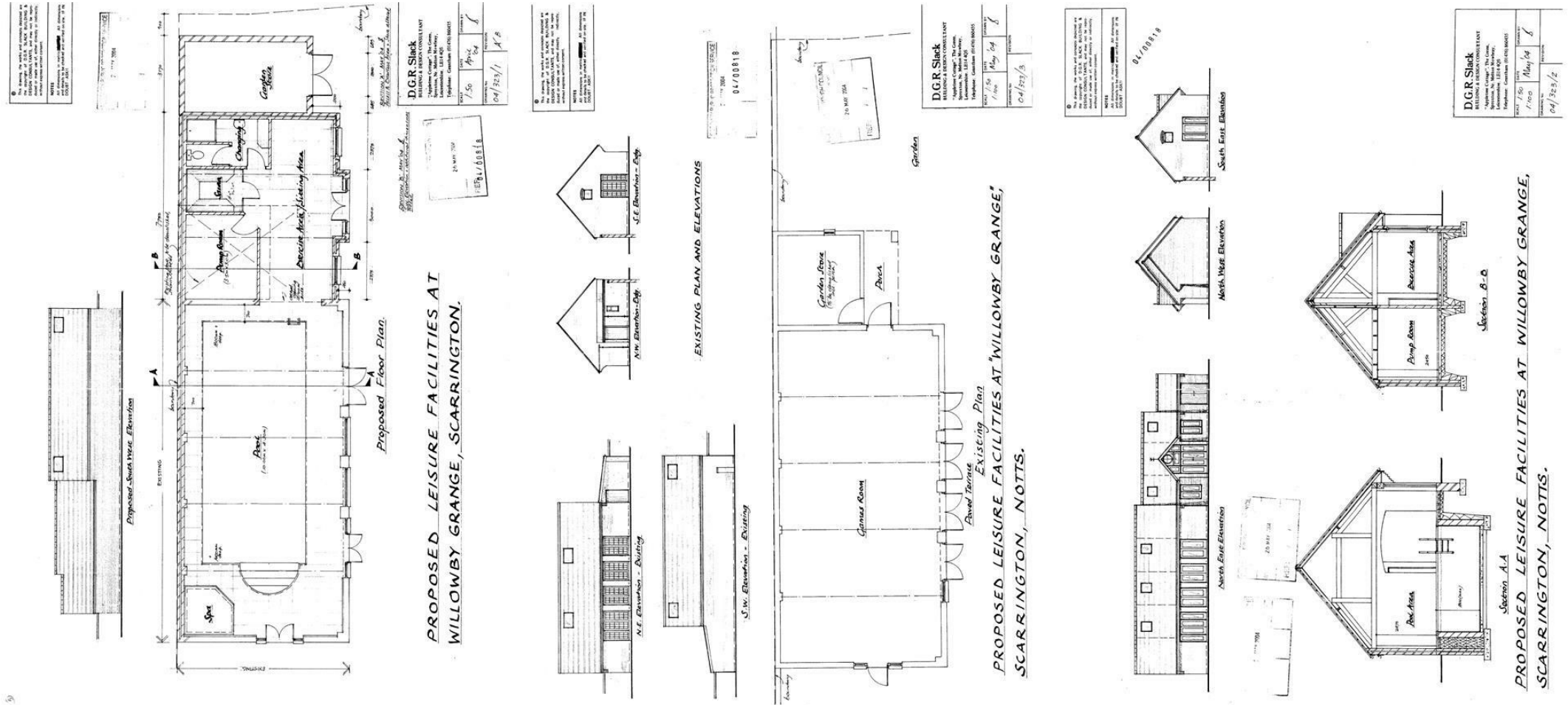
Scarrington is surrounded by beautiful countryside with Bridleways and public walks. For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.



Council Tax Band **G**



POTENTIAL LEISURE COMPLEX - 13.70m x 6.60m (45'0" x 21'9") with 63 sqm of internal and free-standing mezzanine (can remain if required). An impressive detached barn with Planning Permission approved by Rushcliffe Borough Council for conversion and extension to provide a superb leisure facility for the main house in the form of an indoor swimming pool and ancillary rooms – planning reference 04/00818/FUL. The barn has been partially restored and at some time has been re-roofed to incorporate a series of sealed unit double glazed rooflights and a series of traditional multi-paned French doors which open from the barn onto the garden.

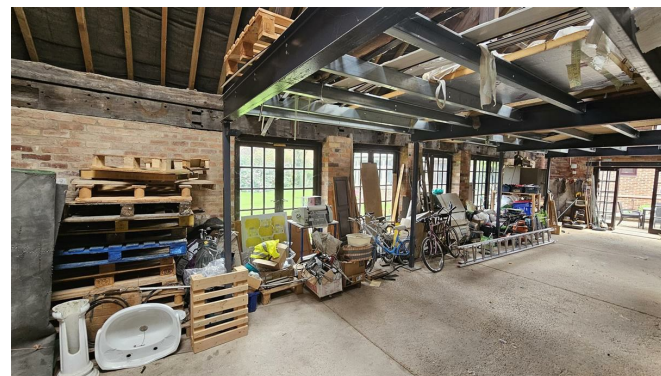
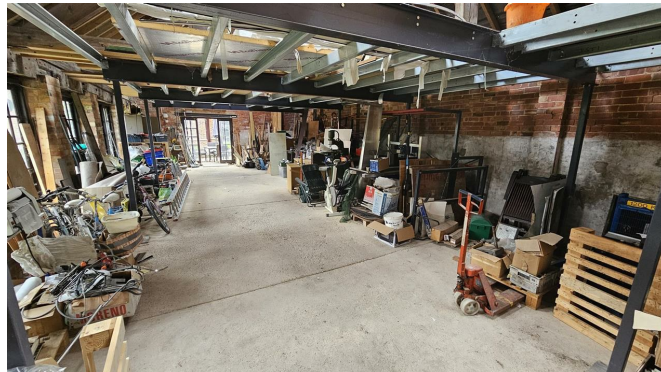




THE BARN - WITH PLANNING PERMISSION

POTENTIAL LEISURE COMPLEX - 13.70m x 6.60m (45'0 x 21'9) with 63 sqm of internal and free-standing mezzanine (can remain if required). An impressive detached barn with Planning Permission approved by Rushcliffe Borough Council for conversion and extension to provide a superb leisure facility for the main house in the form of an indoor swimming pool and ancillary rooms – planning reference 04/00818/FUL. The Barn has been partially restored and at some time has been re-roofed to incorporate a series of sealed unit double glazed rooflights and a series of traditional multi-paned French doors which open from the barn onto the garden.

Open recessed canopy porch entrance, brick threshold and timber entrance door connecting to the





GALLERIED ENTRANCE HALL

17'8 x 12'0 (5.38m x 3.66m)

Attractive balustraded landing gallery above. Staircase recess with dog-let return two flight staircase rising to first floor landing. Exposed feature brick wall.

LIGHT & BRIGHT LOUNGE

22'8 x 18'3 (6.91m x 5.56m)

with a brick inglenook fireplace with impressive Hunter multi-fuel burner. Three double glazed picture windows with a rural view of The Vale of Belvoir. Exposed structural timbers. Open plan to the





DINING AREA

19'2 x 17'3 (5.84m x 5.26m)

Brick chimneypiece – fitted cast iron Villager wood burning stove. Latched doorway connecting to the entrance hall. Double glazed doors connecting to the

LARGE GARDEN ROOM / CONSERVATORY

16'3 x 11'0 (4.95m x 3.35m)

A high grade brick based garden room conservatory surmounted by a series of stained hardwood sealed unit double glazed window casements with a double glazed roof and fitted fanlight above. French doors opening to rear garden courtyard area. Ceramic tiled flooring.





BREAKFAST KITCHEN

25'4 x 15'0 (7.72m x 4.57m)

Extensive range of kitchen cabinets in a white finish with stylish metal furnishings complemented by superb natural granite working surfaces, splashback tiling and ceramic floor tiling. Built-in integral appliances comprising a Neff five ring gas hob with extraction canopy above, integral Neff automatic dishwasher, Neff double oven and an integral fridge. 1.5 bowl inset stainless steel sink unit with waste disposal unit. Inset ceiling spotlighting. Doorway to the

UTILITY ROOM

10'8 x 9'0 (3.25m x 2.74m)

Further range of matching kitchen cabinets and granite working surfaces. Enclosed boiler cupboard housing the boiler circulating to radiators and providing domestic hot water via a pressurised system. Single bowl stainless steel sink. Integral secondary fridge and freezer. Cana-vac internal vacuum system location. Double glazed stable door to the patio area.

SECONDARY CLOAKROOM / W.C.

Fitted low level W.C. and a wall mounted wash hand basin with tiled splashback.



BINGHAM'S COMMUNITY ESTATE AGENT

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STUDY / HOME OFFICE

10'8 x 9'6 (3.25m x 2.90m)

with a double glazed window enjoying a rural Vale of Belvoir aspect. Central heating radiator.

MAIN CLOAKROOM

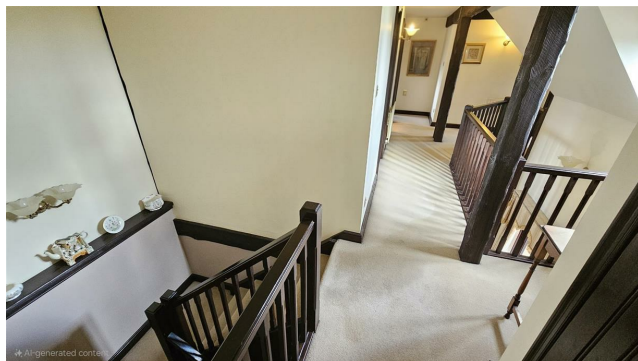
Fitted low flush W.C. and pedestal wash hand basin with tiled surround.

STAIRS FROM THE HALLWAY TO

FIRST FLOOR GALLERIED LANDING

28'7 x 10'0 (8.71m x 3.05m)

Exposed structural timbers. Dog-leg return balustraded two flight staircase access. Balustraded landing gallery overlooking the hallway below. Series of traditional latched doorways.





MASTER BEDROOM

15'0 x 14'0 (4.57m x 4.27m)

Large built-in full room width wardrobe with twin latched door access and internal hanging rails. Double glazed picture window with far reaching bucolic Vale of Belvoir aspect. Central heating radiator.

EN-SUITE SHOWER ROOM

with a white suite comprising a shower enclosure, a wash hand basin with drawers under, a low flush W.C., a towel radiator and a double glazed window.





BEDROOM 2

11'6 x 11'6 (3.51m x 3.51m)

with a double glazed window and a central heating radiator. Eaves storage.

EN-SUITE SHOWER ROOM

with a white suite comprising a shower enclosure, a wash hand basin with cupboard under, a low flush W.C., a towel radiator.

BEDROOM 3

11'6 x 10'6 (3.51m x 3.20m)

with a double glazed window and a central heating radiator. Built-in wardrobe.

BEDROOM 4

11'6 x 7'0 (3.51m x 2.13m)

with a double glazed window and a central heating radiator. Built-in wardrobe.

BEDROOM 5

7'6 x 7'3 (2.29m x 2.21m)

with a double glazed window and a central heating radiator. Built-in wardrobe.





FOUR PIECE SUITE FAMILY BATHROOM

with a white suite comprising a shower enclosure, a roll-top bath with ball and claw feet, a pedestal wash hand basin, a low flush W.C., a towel radiator and a double glazed window.

OUTSIDE - FRONT

Willowby Grange occupies a delightful village edge position bordering Vale of Belvoir countryside offering a delightful open rural aspect to the front.

A private approach driveway leads to an electrically operated gated entrance and a block paved vehicle court in front of the main house which offers useful car standing space and room for manoeuvring vehicles.





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DOUBLE GARAGE & POTENTIAL HOME OFFICE

An excellent detached double garage measuring 6.10m x 5.95m (20'0 x 19'6) overall with twin electrically operated up/over doors and light and power facility. An integral rear staircase gives access to a useful first floor home office/games room measuring 6.10m x 4.35m (20'0 x 14'4) overall – reduced ceiling height.

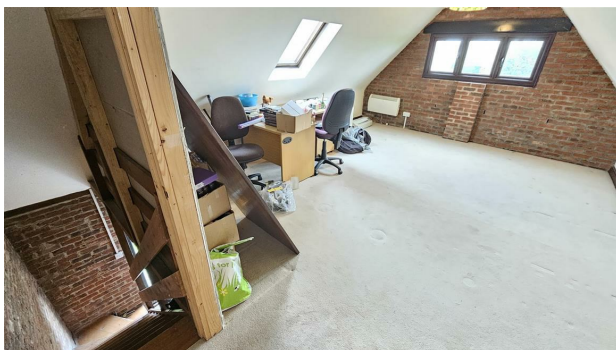
LARGE DETACHED BARN

A concrete pathway and side garden area leads to a rear sheltered, partially walled courtyard with a brick paved barbecue terrace to which there is a fitted electric sun canopy and brick - built barbeque.

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OUTSIDE - REAR

A fully enclosed rear garden with extensive patio area and a well maintained lawn and borders which are fully enclosed ensuring a safe-play area. Mature shrubs and trees provide both the colour and texture to this tranquil haven. The brick-built potting shed and the greenhouse are included and ideal for those green fingered amongst us.





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!

