



Church Spa

High Street, East Markham



Blenheim
Park Estates



CHURCH SPA

An Enchanting Converted Church, Offering
Four Bedrooms and a Wealth of Character





Welcome to Church Spa

Prepare to be wowed by this enchanting converted church that dates back to 1893 and stands in an enviable position. Creating an outstanding four bedroomed detached residence, the current owners completed sympathetic renovations to repurpose this breathtaking building into a wonderfully unique home.



Offering a once in a lifetime opportunity, Church Spa presents one-of-a-kind living spaces that exude character and charm, whilst incorporating a fabulous blend of contemporary elements. Throughout the property, triple glazed windows with stained glass have been installed to conserve the period look of a church. The property also has the benefit of under floor heating throughout, which can be set separately for each room.

The heart of the home is the impressive living kitchen, which is located up a glazed staircase, and boasts an array of period features, such as a vaulted church ceiling with exposed trusses and pine flooring. Accessed from the living kitchen is a pleasant south-west facing roof terrace that provides the perfect spot for unwinding and entertaining guests. Another focal point of Church Spa is its excellent spa facilities that are centred around a heated indoor swimming pool, set beneath a vaulted ceiling. Also included in the facilities is a steam room, shower room and treatment room, allowing the flexibility for personal use or potential for a business venture.

All four of the double bedrooms are set across the ground floor and have the benefit of a walk-in wardrobe and two of the bedrooms have an en-suite shower room. As part of the granted planning application for the conversion in 2009, 'bed and breakfast' was included in the permission, providing fantastic potential for generating income.

Church Spa provides ample off-road parking within a cobbled driveway, which is accessed from High Street by electric wrought iron gates. There is also a detached double garage that has a useful storage space above. Situated to the rear of the property is a cobbled



Standing in an Envidable Position, Church Spa has been Sympathetically Converted to Create a Unique Home that Exudes Character and Charm

seating terrace, offering plenty of space for comfortable seating and having direct access to the spa facilities.

Church Spa is located in the quaint village of East Markham, which is home to a public house and a primary school. The property is a short drive away from the market town of Retford and provides a host of amenities such as supermarkets, shops, restaurants and cafes. Retford train station allows convenient rail journeys to London in under an hour, Doncaster and Sheffield. The A57 is easily accessible from the property and connects to Lincoln. Similarly, the A1 provides journeys to Newark-on-Trent, Grantham and London.

The property briefly comprises on the ground floor: Entrance hall, WC, cloaks cupboard, inner hall, family bathroom, bedroom 3, bedroom 3 walk-in wardrobe, bedroom 4, bedroom 4 walk-in wardrobe, master bedroom, master walk-in wardrobe, master en-suite, bedroom 2, bedroom 2 en-suite, bedroom 2 walk-in wardrobe, hallway, boiler cupboard, office, swimming pool, steam room, shower room, treatment room and plant room. Accessed externally is the double garage.

On the first floor: Living kitchen and roof terrace.

On the basement level: Cellar.

Ground Floor

Double church doors with an ornate pull bell open to the:

Entrance Hall

Offering an impressive welcome to this exemplary home. Having front facing triple glazed arched panels with obscured stained glass and side facing UPVC triple glazed arched windows with obscured stained glass. There is also a pendant light point, deep skirtings and tiled flooring with under floor heating. Two doors open to built-in storage cupboards, one housing the fuse boards and the other with cloaks hanging and shelving. Oak doors with obscured glazed panels above open to the WC and cloaks cupboard. An opening also gives access to an inner hall. A hatch set within the floor opens to allow access to the cellar.

Cellar

Spanning approximately 112 sq.ft.

WC

Being fully tiled and having a coved ceiling, flush light point, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a Galassia low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a fitted vanity mirror above.

Cloaks Cupboard

Having a flush light point, fitted cloaks hanging, shelving and tiled flooring with under floor heating.

Inner Hall

Having flush light points, deep skirtings and tiled flooring with under floor heating. An oak door with an obscured glazed panel above opens to the family bathroom. Double oak doors with an obscured

glazed panel above open to bedroom 3, bedroom 4, master bedroom and bedroom 2. Another oak door opens to a hallway.

Family Bathroom

Being fully tiled and having a side facing UPVC triple glazed arched window with obscured stained glass, coved ceiling and recessed lighting. Also having flush light points, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white, which comprises a Galassia low-level WC, a Galassia bidet with a chrome mixer tap and two wall mounted Catalano wash hand basins with chrome mixer taps and a fitted vanity mirror above. Tiled steps rise to an inset Jacuzzi bath with a chrome mixer tap, a hand shower facility, spa jets and a Videotree television above.

Bedroom 3

13'1 x 11'2 (4.00m x 3.40m)

A good-sized double bedroom with a side facing UPVC triple glazed arched window with obscured stained glass. Also having a pendant light point, TV/aerial point, deep skirtings and tiled flooring with under floor heating. An oak door opens to the bedroom 3 walk-in wardrobe.

Bedroom 3 Walk-in Wardrobe

Having a flush light point and tiled flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving, a trouser rack and drawers.

Bedroom 4

13'1 x 10'2 (4.00m x 3.10m)

Another double bedroom with a side facing UPVC triple glazed arched window with obscured stained glass, pendant light point, TV/aerial point, deep skirtings and tiled flooring with under floor heating. An oak door opens to the bedroom 4 walk-in wardrobe.

Bedroom 4 Walk-in Wardrobe

Having a flush light point and tiled flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving, a trouser rack and drawers.

Master Bedroom

13'0 x 12'3 (3.95m x 3.73m)

A generous king master bedroom suite with a side facing UPVC triple glazed window with obscured stained glass, pendant light point and recessed lighting. Also having a TV/aerial point, deep skirtings and tiled flooring with under floor heating. Oak doors with obscured glazed panels open to the master en-suite and master walk-in wardrobe.



Open Plan Living Kitchen
36'9 x 30'6 (11.20m x 9.30m)

A truly sublime living kitchen that exudes character with a vaulted ceiling and pine flooring. The ceiling is framed by exposed trusses, exposed timber beams and steel tie rods, creating an impressive feature to the heart of the home. The living kitchen also has Velux roof windows, recessed lighting, a TV/aerial point, a telephone point, deep skirtings and under floor heating. Incorporating ample space for kitchen and dining areas, this wonderful space offers superb flexibility. A door opens to a roof terrace.

An Impressive Living Kitchen
Providing Great Flexibility



Kitchen Area

Having a range of fitted base units, incorporating granite work surfaces, upstands and a telephone point. A central island with a matching work surface and two inset 1.0 bowl stainless steel sinks with a Gessi chrome mixer tap and extendable spray tap. There is also a fitted granite breakfast bar that provides seating for up to four chairs. Appliances include a Rangemaster range cooker with a six-ring induction hob, two ovens, a grill and an extractor hood above. The other integrated appliances include a Lamona under-counter fridge, under-counter freezer and a Lamona dishwasher.



A steel/glazed staircase with steel hand rails and glazed balustrading rises to the:

Dining Area

A versatile area overlooking the entirety of the living kitchen. Having front facing UPVC triple glazed stained glass arched panels, a pendant light point and pine flooring. The dining area is enclosed by glazed balustrading and steel hand rails.



Roof Terrace

31'2 x 12'10 (9.51m x 3.91m)

A pleasant roof terrace that has the advantage of a south-west facing aspect. The terrace is enclosed by brick walling and has exterior lighting.





Entrance Hall

Offering an impressive welcome to this exemplary home. Having front facing triple glazed arched panels with obscured stained glass and side facing UPVC triple glazed arched windows with obscured stained glass. There is also a pendant light point, deep skirtings and tiled flooring with under floor heating. Two doors open to built-in storage cupboards, one housing the fuse boards and the other with cloaks hanging and shelving. Oak doors with obscured glazed panels above open to the WC and cloaks cupboard. An opening also gives access to an inner hall. A hatch set within the floor opens to allow access to the cellar.



Inner Hall

Having flush light points, deep skirtings and tiled flooring with under floor heating. An oak door with an obscured glazed panel above opens to the family bathroom. Double oak doors with an obscured glazed panel above open to bedroom 3, bedroom 4, master bedroom and bedroom 2. Another oak door opens to a hallway.





Swimming Pool
25'4 x 16'8 (7.71m x 5.07m)

Set beneath a vaulted ceiling with exposed timber beams, the swimming pool area offers the perfect retreat for relaxation. Having Velux roof windows, side facing UPVC triple glazed arched windows with stained glass, wall mounted speakers, a Vaporex dehumidifier unit, partially tiled walls and tiled flooring with under floor heating. The swimming pool is heated and to one corner, there is a timber decked area, which houses an inset Coast Spas hot tub. A UPVC sliding door with triple glazed obscured stained-glass panels and a matching arched panel above opens to the rear of the property.

From the swimming pool, access can be gained to a steam room, shower room and treatment room.

Steam Room

Accessed through a glazed door and being fully tiled with recessed lighting and seating.



The Perfect Retreat
for Relaxation...



Treatment Room

13'5 x 10'10 (4.08m x 3.31m)

Having side and rear facing UPVC triple glazed arched windows with obscured stained glass, flush light point, partially tiled walls and tiled flooring with under floor heating. To one corner, there is a wall mounted Gala wash hand basin with a chrome mixer tap. To one wall, there is a range of fitted furniture, incorporating shelving. An oak door opens to the plant room.



Church Spa

Boasting Excellent Spa Facilities that Present the Potential for Private Use or a Business Venture

Master En-Suite

Being fully tiled and having a coved ceiling, flush light point, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a Galassia low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a fitted vanity mirror above. To one corner, there is a separate shower enclosure with a glazed screen/door and a fitted Showerforce shower panel incorporating a shower, body jets and a hand shower facility.

Master Walk-in Wardrobe

Having a flush light point and tiled flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving, a trouser rack and drawers.

Bedroom 2

14'11 x 13'1 (4.55m x 4.00m)

Another king bedroom suite incorporating a side facing UPVC triple glazed window with obscured stained glass, pendant light point, TV/aerial point, telephone point, deep skirtings and tiled flooring with under floor heating. Oak doors open to the bedroom 2 en-suite and bedroom 2 walk-in wardrobe.

Bedroom 2 En-Suite

Being fully tiled and having a coved ceiling, flush light point, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a mirrored storage cabinet above. To one corner, there is a separate shower enclosure with a glazed screen and a fitted Showerforce shower panel incorporating a shower, body jets and a hand shower facility.

Bedroom 2 Walk-in Wardrobe

Having a flush light point and tiled flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving, a trouser rack and drawers.

From the inner hall, an oak door with an obscured glazed panel opens to the:

Hallway

Having a side facing UPVC triple glazed arched window with obscured stained glass, flush light point and tiled flooring with under floor heating. An oak door opens to a boiler cupboard. A cupboard also houses the under floor heating valves. A pine door opens to the spa suite.

Boiler Cupboard

Housing the Grant boiler and hot water cylinder.

Spa Suite

An oak door opens to an office and tiled steps rise to the swimming pool.

Office

10'5 x 10'0 (3.17m x 3.04m)

A versatile space, currently used as an office. Having side facing UPVC triple glazed arched windows with obscured stained glass, pendant light point, deep skirtings and tiled flooring with under floor heating. To one wall, there is a range of fitted furniture, incorporating drawers and cupboards with shelving. A timber door opens to the left side of the property.

Swimming Pool

25'4 x 16'8 (7.71m x 5.07m)

Set beneath a vaulted ceiling with exposed timber beams, the swimming pool area offers the perfect retreat for relaxation. Having Velux roof windows, side facing UPVC triple glazed arched windows with stained glass, wall mounted speakers, a Vaporex dehumidifier unit, partially tiled walls and tiled flooring with under floor heating. The swimming pool is heated and to one corner, there is a timber decked area, which houses an inset Coast Spas hot tub. A UPVC sliding door with triple glazed obscured stained-glass panels and a matching arched panel above opens to the rear of the property.

From the swimming pool, access can be gained to a steam room, shower room and treatment room.

Steam Room

Accessed through a glazed door and being fully tiled with recessed lighting and seating.

Shower Room

Being fully tiled and having a side facing UPVC triple glazed arched window with obscured stained glass, flush light point, extractor fan and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure with a glazed screen/door and a fitted shower panel, incorporating a rain head shower, body jets and a hand shower facility.

Treatment Room

13'5 x 10'10 (4.08m x 3.31m)

Having side and rear facing UPVC triple glazed arched windows with obscured stained glass, flush light point, partially tiled walls and tiled flooring with under floor heating. To one corner, there is a wall mounted Gala wash hand basin with a chrome mixer tap. To one wall, there is a range of fitted furniture, incorporating shelving. An oak door opens to the plant room.

Plant Room

9'1 x 6'11 (2.78m x 2.11m)

Having a side facing UPVC triple glazed arched window with obscured stained glass, strip lighting, deep skirtings and tiled flooring with under floor heating. There is a range of fitted wall units with shelving and space/provision for an automatic washing machine and a tumble dryer. The plant room also houses the equipment for the swimming pool.



Master Bedroom
13'0 x 12'3 (3.95m x 3.73m)

A generous king master bedroom suite with a side facing UPVC triple glazed window with obscured stained glass, pendant light point and recessed lighting. Also having a TV/aerial point, deep skirtings and tiled flooring with under floor heating. Oak doors with obscured glazed panels open to the master en-suite and master walk-in wardrobe.

Master Walk-in Wardrobe

Having a flush light point and tiled flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving, a trouser rack and drawers.



A Generously Proportioned
Master Bedroom Suite...



Master En-Suite

Being fully tiled and having a coved ceiling, flush light point, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a Galassia low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a fitted vanity mirror above. To one corner, there is a separate shower enclosure with a glazed screen/door and a fitted Showerforce shower panel incorporating a shower, body jets and a hand shower facility.



Bedroom 3

13'1 x 11'2 (4.00m x 3.40m)

A good-sized double bedroom with a side facing UPVC triple glazed arched window with obscured stained glass. Also having a pendant light point, TV/aerial point, deep skirtings and tiled flooring with under floor heating. An oak door opens to the bedroom 3 walk-in wardrobe.



Bedroom 2

14'11 x 13'1 (4.55m x 4.00m)

Another king bedroom suite incorporating a side facing UPVC triple glazed window with obscured stained glass, pendant light point, TV/aerial point, telephone point, deep skirtings and tiled flooring with under floor heating. Oak doors open to the bedroom 2 en-suite and bedroom 2 walk-in wardrobe.



Bedroom 2 En-Suite

Being fully tiled and having a coved ceiling, flush light point, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a mirrored storage cabinet above. To one corner, there is a separate shower enclosure with a glazed screen and a fitted Showerforce shower panel incorporating a shower, body jets and a hand shower facility.





Church Spa



Bedroom 4 13'1 x 10'2 (4.00m x 3.10m)

Another double bedroom with a side facing UPVC triple glazed arched window with obscured stained glass, pendant light point, TV/aerial point, deep skirtings and tiled flooring with under floor heating. An oak door opens to the bedroom 4 walk-in wardrobe.



Family Bathroom

Being fully tiled and having a side facing UPVC triple glazed arched window with obscured stained glass, coved ceiling and recessed lighting. Also having flush light points, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white, which comprises a Galassia low-level WC, a Galassia bidet with a chrome mixer tap and two wall mounted Catalano wash hand basins with chrome mixer taps and a fitted vanity mirror above. Tiled steps rise to an inset Jacuzzi bath with a chrome mixer tap, a hand shower facility, spa jets and a Videotree television above.



Positioned in the Quaint Village of East Markham and Being Well Located for Transport Links via the A57 and A1

From the entrance hall, a steel staircase with glazed steps, glazed balustrading and steel hand rails rises to the:

First Floor

Open Plan Living Kitchen

36'9 x 30'6 (11.20m x 9.30m)

A truly sublime living kitchen that exudes character with a vaulted ceiling and pine flooring. The ceiling is framed by exposed trusses, exposed timber beams and steel tie rods, creating an impressive feature to the heart of the home. The living kitchen also has Velux roof windows, recessed lighting, a TV/aerial point, a telephone point, deep skirtings and under floor heating. Incorporating ample space for kitchen and dining areas, this wonderful space offers superb flexibility. A door opens to a roof terrace.

Kitchen Area

Having a range of fitted base units, incorporating granite work surfaces, upstands and a telephone point. A central island with a matching work surface and two inset 1.0 bowl stainless steel sinks with a Gessi chrome mixer tap and extendable spray tap. There is also a fitted granite breakfast bar that provides seating for up to four chairs. Appliances include a Rangemaster range cooker with a six-ring induction hob, two ovens, a grill and an extractor hood above. The other integrated appliances include a Lamona under-counter fridge, under-counter freezer and a Lamona dishwasher.

A steel/glazed staircase with steel hand rails and glazed balustrading rises to the:

Dining Area

A versatile area overlooking the entirety of the living kitchen. Having front facing UPVC triple glazed stained glass arched panels, a pendant light point and pine flooring. The dining area is enclosed by glazed balustrading and steel hand rails.

To one corner of the living kitchen, pine steps rise to a door, which opens to the:

Roof Terrace

31'2 x 12'10 (9.51m x 3.91m)

A pleasant roof terrace that has the advantage of a south-west facing aspect. The terrace is enclosed by brick walling and has exterior lighting.

Exterior and Gardens

From High Street, wrought iron electric gates and an additional, separate wrought iron pedestrian gate open to Church Spa. To the front of the property, there is a cobbled area with floodlights and an old-fashioned lamppost. Access can be gained to the main entrance church door, which provides an impressive welcome with an ornate lamp above. Access can be gained to both sides of the property.

To the right side of the property, a cobbled driveway stretches the length of the property to provide parking for several vehicles and has exterior lighting, old-fashioned lampposts and raised planters with mature hedging. Access can be gained to the double garage and a timber pedestrian gate opens to the rear.

Double Garage

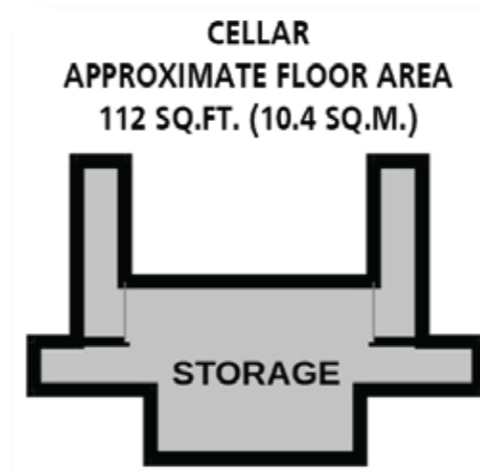
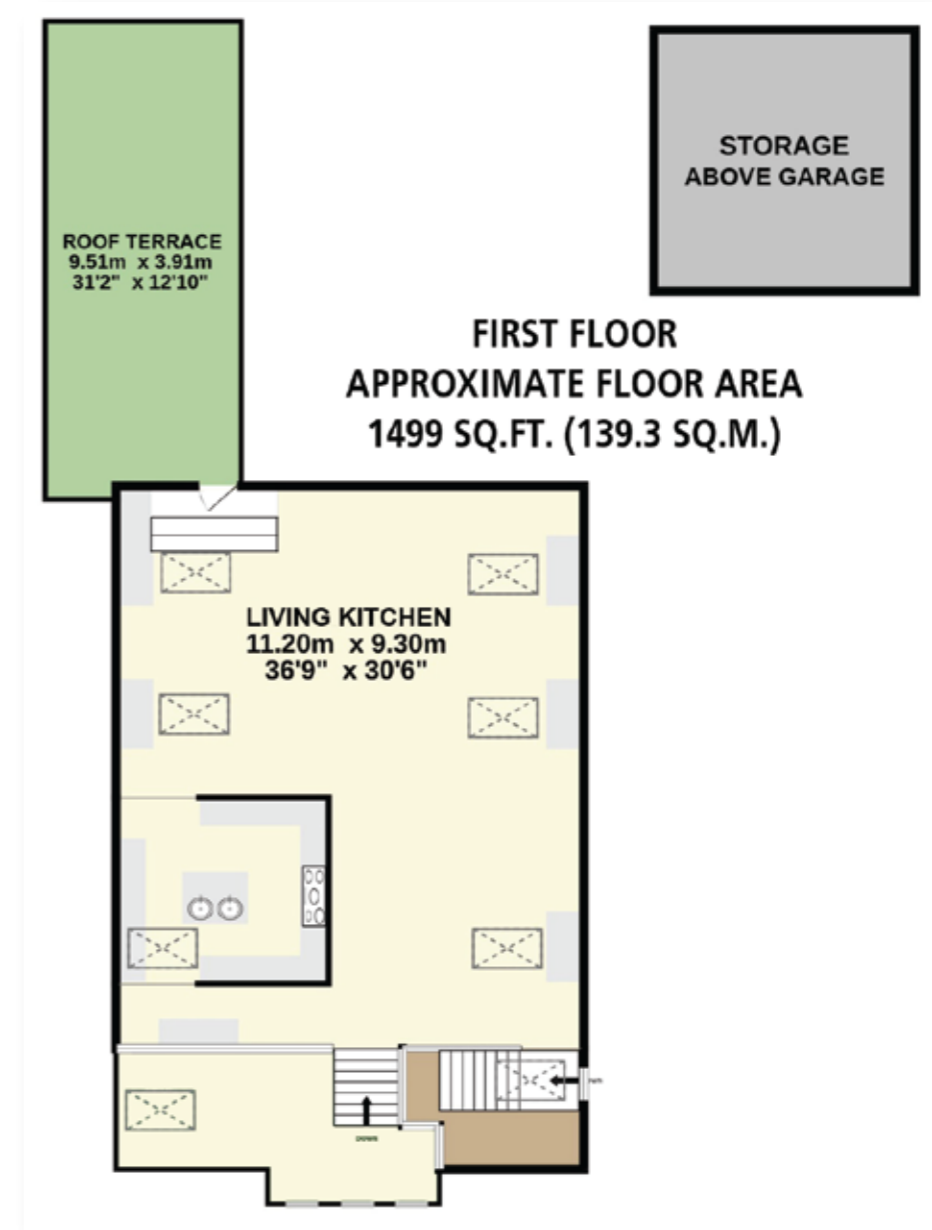
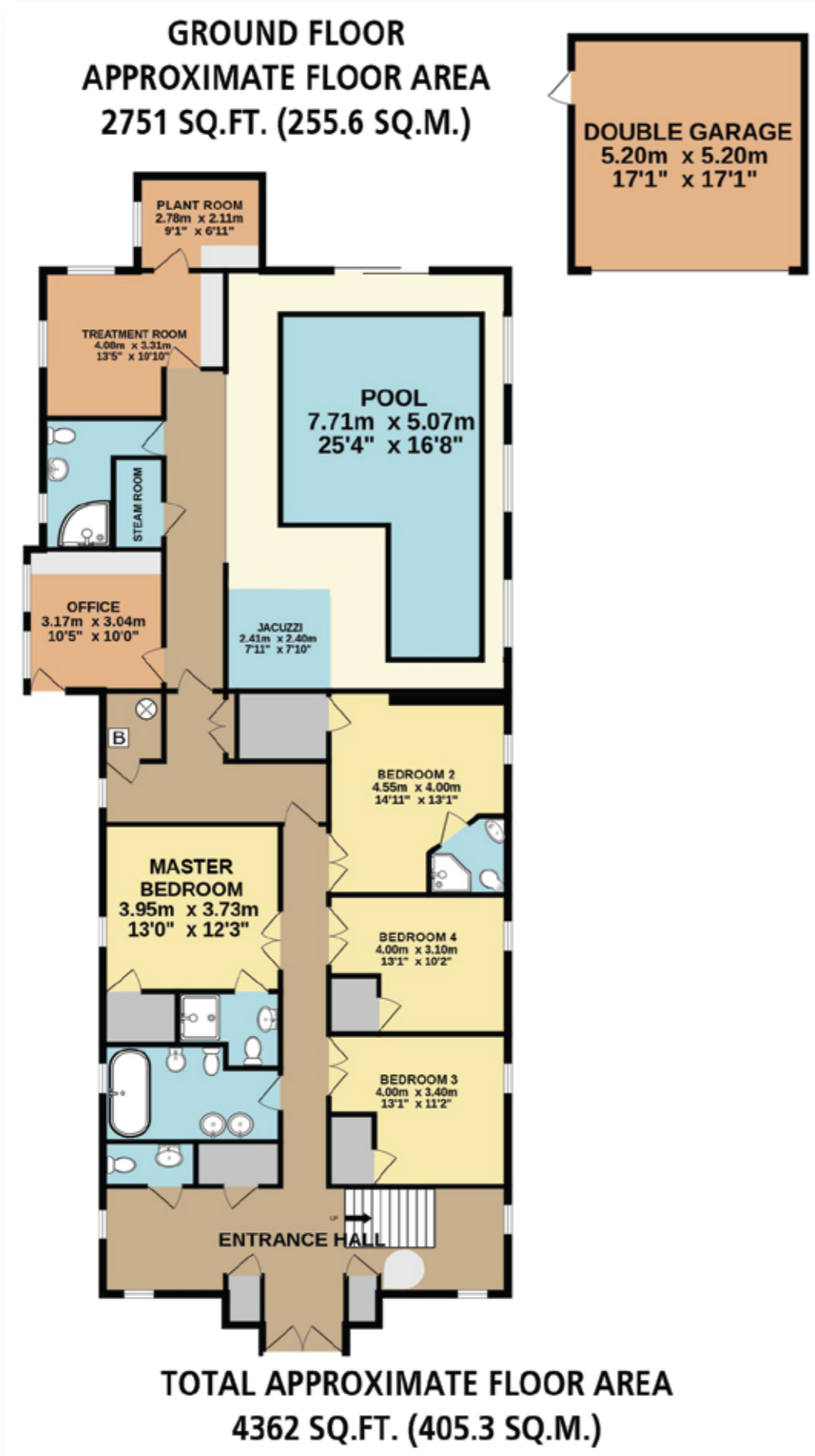
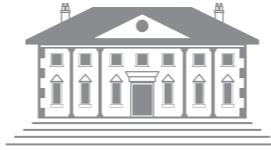
17'1 x 17'1 (5.20m x 5.20m)

Having an electric roller shutter door, light, power and a timber personnel entrance door. Above the garage, there is a storage space that is accessed by a loft ladder and has a front facing timber-stained glass panel. Two oil tanks are positioned behind the double garage.

To the rear of the property, there is a large cobbled terrace with exterior lighting, a fitted bench and raised planted borders that contain mature trees and hedging. Access can be gained to the double garage and spa suite.

To the left side of the property, a cobbled path with a water tap and an exterior light gives access to the office and back around to the front of the property.

Church Spa is fully enclosed by brick walling with wrought iron railings and timber fencing, adding a superb element of privacy and security to this one-of-a-kind residence.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens

To the rear of the property, there is a large cobble terrace with exterior lighting, a fitted bench and raised planted borders that contain mature trees and hedging. Access can be gained to the double garage and spa suite.

Church Spa is fully enclosed by brick walling with wrought iron railings and timber fencing, adding a superb element of privacy and security to this one-of-a-kind residence.





Exterior and Gardens

From High Street, wrought iron electric gates and an additional, separate wrought iron pedestrian gate open to Church Spa. To the front of the property, there is a cobbled area with floodlights and an old-fashioned lamppost. Access can be gained to the main entrance church door, which provides an impressive welcome with an ornate lamp above. Access can be gained to both sides of the property.



To the right side of the property, a cobble driveway stretches the length of the property to provide parking for several vehicles and has exterior lighting, old-fashioned lampposts and raised planters with mature hedging. Access can be gained to the double garage and a timber pedestrian gate opens to the rear.

Double Garage

17'1 x 17'1 (5.20m x 5.20m)

Having an electric roller shutter door, light, power and a timber personnel entrance door. Above the garage, there is a storage space that is accessed by a loft ladder and has a front facing timber-stained glass panel. Two oil tanks are positioned behind the double garage.





Welcome to Church Lodge

Boasting an abundance of charm, this characterful two bedroomed detached residence was converted by the current owners to offer a superb standard of accommodation. Church Lodge provides an ideal opportunity for a first time buyer or someone searching for an investment purchase.

This wonderful home has been thoughtfully adapted and crafted to incorporate a spacious lounge that features a high, vaulted ceiling, a fabulous dining kitchen and two bedrooms. There is also a luxurious shower room and off-road parking for two vehicles within the property's cobbled driveway.

Church Lodge is located in the quaint village of East Markham, which is home to a public house and a primary school. The property is a short drive away from the market town of Retford and provides a host of amenities such as supermarkets, shops, restaurants and cafes. Retford train station allows convenient rail journeys to London in under an hour, Doncaster and Sheffield. The A57 is easily accessible from the property and connects to Lincoln. Similarly, the A1 provides journeys to Newark-on-Trent, Grantham and London.

The property briefly comprises on the ground floor: Entrance hall, shower room, storage cupboard 1, master bedroom, master walk-in wardrobe, lounge and dining kitchen.

On the first floor: Bedroom 2.

Ground Floor

A door with triple glazed stained glass side panels opens to the:

Entrance Hall

Having a vaulted ceiling with exposed timber beams, recessed lighting, wall mounted light point and oak flooring. Doors open to the shower room, storage cupboard, master bedroom and lounge.

Shower Room

Being fully tiled and having a side facing UPVC triple glazed sash window with obscured stained glass, vaulted ceiling with an exposed timber beam and recessed lighting. Also having an extractor fan, chrome heated towel rail, shaver point and under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a glazed screen/door and a fitted shower panel, incorporating a rain head shower, body jets and a hand shower facility.

Storage Cupboard

Having a flush light point.

Master Bedroom

14'9 x 9'1 (4.49m x 2.78m)

Having a side facing UPVC triple glazed sash window with obscured stained glass, vaulted ceiling with exposed timber beams and recessed lighting. Also having wall mounted light points, TV/aerial points, telephone point and oak flooring with under floor heating. A door opens to the master bedroom walk-in wardrobe.

Master Bedroom Walk-in Wardrobe

Having recessed lighting and oak flooring.

From the entrance hall, a door opens to a small staircase with timber balustrading, which leads down to the:

Lounge

16'2 x 14'9 (4.93m x 4.49m)

A spacious lounge featuring a vaulted ceiling with exposed timber beams and truss. Having front facing UPVC triple glazed sash windows with obscured stained glass and side facing UPVC triple glazed obscured panels with obscured stained glass. Also having recessed lighting, wall mounted light points, TV/aerial points, telephone point and oak flooring with under floor heating. A door opens to the dining kitchen and a spiral staircase rises to the first floor.



Exterior and Gardens

From High Street, a driveway leads to Church Lodge. There is a cobbled parking area for two vehicles with an old-fashioned lamppost. Access can be gained to the main entrance door.

A path leads around to the rear of the property with a raised area containing a small lawn and planters with mature trees. This area also houses the oil tank. The path continues to the left side of the property where there is a courtyard that has exterior lighting and houses the boiler.

A Characterful Two Bedroomed
Detached Residence in a Village Location



Lounge

16'2 x 14'9 (4.93m x 4.49m)

A spacious lounge featuring a vaulted ceiling with exposed timber beams and truss. Having front facing UPVC triple glazed sash windows with obscured stained glass and side facing UPVC triple glazed obscured panels with obscured stained glass. Also having recessed lighting, wall mounted light points, TV/aerial points, telephone point and oak flooring with under floor heating. A door opens to the dining kitchen and a spiral staircase rises to the first floor.



A Spacious Reception Room
Featuring a Vaulted Ceiling





Dining Kitchen
15'6 x 9'9 (4.72m x 2.96m)

A superb dining kitchen with a front facing UPVC triple glazed sash window with obscured stained glass, recessed lighting, extractor fan, TV/aerial points, telephone point and oak flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching timber work surfaces, tiled splash backs, under-counter lighting and an inset 1.0 bowl stainless steel sink with an extendable chrome mixer tap. The integrated appliances include a four-ring electric hob with an extractor hood above, a fan assisted oven and a full-height fridge/freezer. There is also space/provision for an automatic washing machine.





Master Bedroom
14'9 x 9'1 (4.49m x 2.78m)

Having a side facing UPVC triple glazed sash window with obscured stained glass, vaulted ceiling with exposed timber beams and recessed lighting. Also having wall mounted light points, TV/aerial points, telephone point and oak flooring with under floor heating. A door opens to the master bedroom walk-in wardrobe.

Master Bedroom Walk-in Wardrobe
Having recessed lighting and oak flooring.





Bedroom 2
15'6 x 9'9 (4.72m x 2.96m)

Having a side facing UPVC triple glazed sash window with obscured stained glass, exposed timber beams and recessed lighting. Also having an extractor fan, wall mounted light point, TV/aerial points, telephone point and oak flooring with under floor heating.





Shower Room

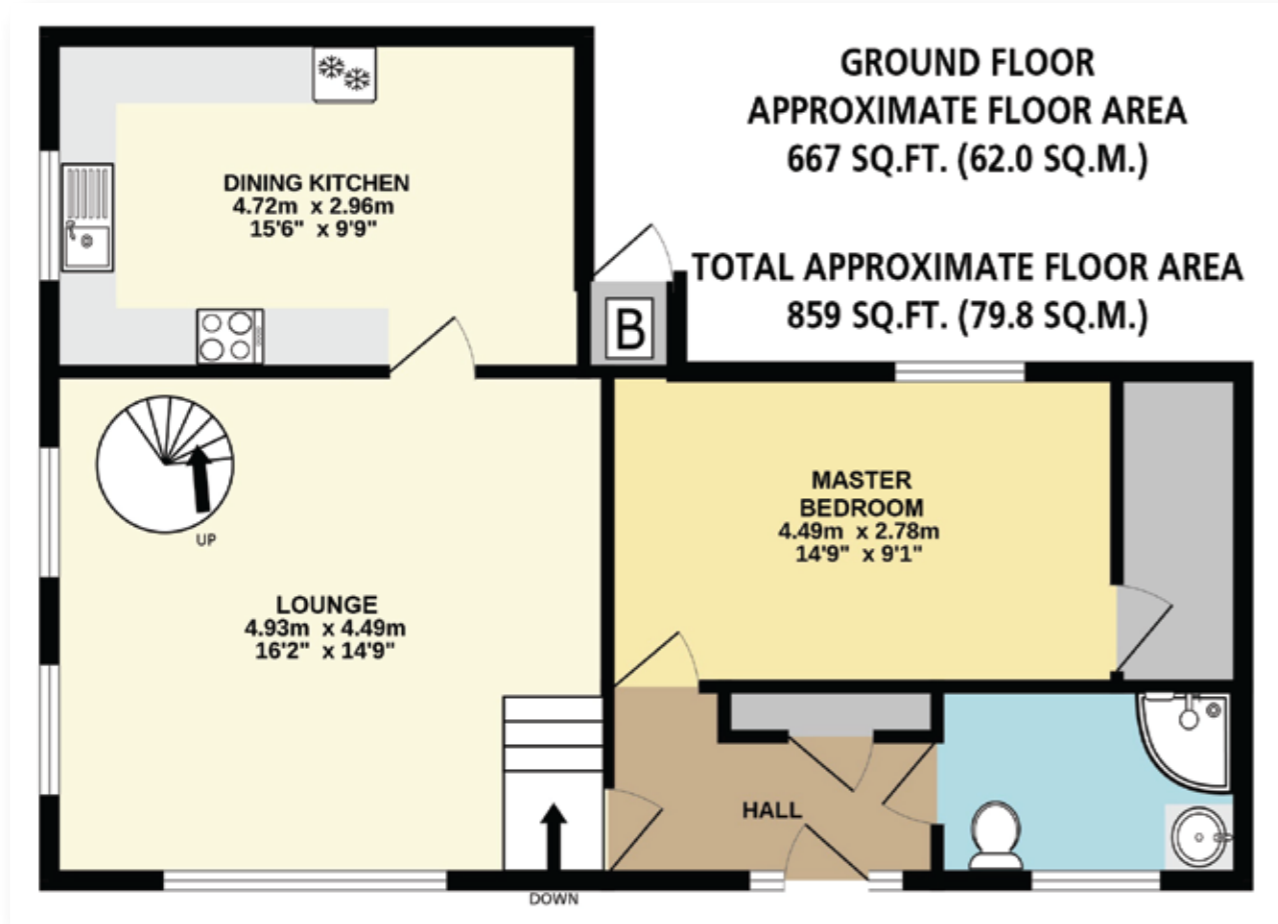
Being fully tiled and having a side facing UPVC triple glazed sash window with obscured stained glass, vaulted ceiling with an exposed timber beam and recessed lighting. Also having an extractor fan, chrome heated towel rail, shaver point and under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a glazed screen/door and a fitted shower panel, incorporating a rain head shower, body jets and a hand shower facility.

A Fully Tiled, Luxurious
Shower Room...





Positioned in the Quaint Village of East Markham and Being Well Located for Transport Links via the A57 and A1



Dining Kitchen

15'6 x 9'9 (4.72m x 2.96m)

A superb dining kitchen with a front facing UPVC triple glazed sash window with obscured stained glass, recessed lighting, extractor fan, TV/aerial points, telephone point and oak flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching timber work surfaces, tiled splash backs, under-counter lighting and an inset 1.0 bowl stainless steel sink with an extendable chrome mixer tap. The integrated appliances include a four-ring electric hob with an extractor hood above, a fan assisted oven and a full-height fridge/freezer. There is also space/provision for an automatic washing machine.

From the lounge, a spiral staircase with a hand rail and balustrading rises to the:

First Floor

Landing

A door opens to bedroom 2.

Bedroom 2

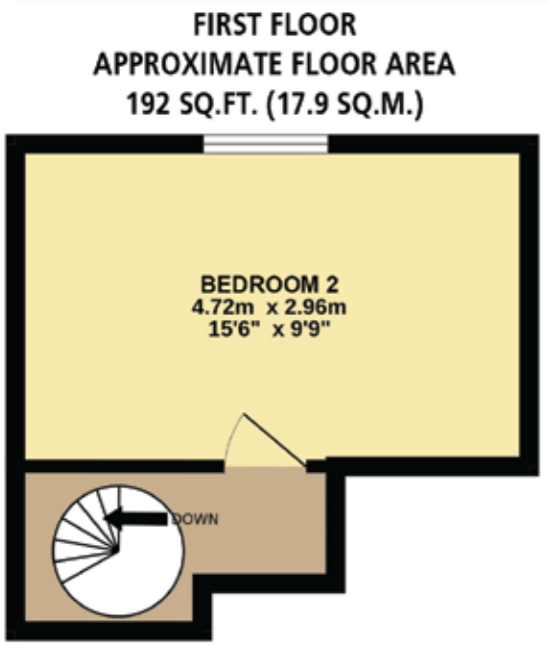
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Having a side facing UPVC triple glazed sash window with obscured stained glass, exposed timber beams and recessed lighting. Also having an extractor fan, wall mounted light point, TV/aerial points, telephone point and oak flooring with under floor heating.

Exterior and Gardens

From High Street, a driveway leads to Church Lodge. There is a cobbled parking area for two vehicles with an old-fashioned lamppost. Access can be gained to the main entrance door.

A path leads around to the rear of the property with a raised area containing a small lawn and planters with mature trees. This area also houses the oil tank. The path continues to the left side of the property where there is a courtyard that has exterior lighting and houses the boiler.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold (both properties)

Council Tax Band: Church Spa - F / Church Lodge - C

Services to Both Properties: Mains electric, mains water, mains drainage and oil. The broadband is fibre and the mobile signal quality is good.

Rights of Access/Shared Access (Church Spa): None.

Rights of Access/Shared Access (Church Lodge): The neighbouring property has a right of access over the Church Lodge driveway.

Covenants, Easements, Wayleaves and Flood Risk (Both Properties): None and the flood risk is very low.

Conservation Area: The properties are located within the East Markham Conservation Area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Church Spa and Church Lodge
High Street, East Markham, Newark NG22 0RE
Offers in the Region of £1,170,000