



SAUNDBY PARK HALL





PEACEFUL Setting DRAMATIC Home

To reach this unique property - travel a mile down the private lane where you are greeted by four imposing, statuesque monumental piers, marking the entrance to Saundby Park Hall. These architectural features stand tall and proud, exuding an air of grandeur and setting the tone for the stunning residence within. The gates lead you down a private, tree-lined drive, offering a sense of both privacy and elegance.

Saundby Park Hall, constructed in 1969, provides the ideal balance between rural charm and accessibility.

Enjoy the tranquility of countryside living while being just a short drive from the vibrant market towns of Gainsborough and Retford to the historic city of Lincoln.



A GRAND WELCOME Awaits

Step into the majestic entrance hall of Saundby Park Hall, where timeless craftsmanship meets refined elegance.

The walls are adorned with solid oak panelling, meticulously handcrafted to showcase the natural beauty and rich grain of the wood. The panelling extends from floor to ceiling complemented by intricate mouldings and cornices, creating a warm and inviting ambiance that exudes sophistication. Beneath your feet, the Artico flooring adds a touch of modern luxury, seamlessly blending with the traditional elements to create a harmonious and welcoming space.

Located off the main hall to the right, there is a conveniently located WC.





FEATURE Landing

The grand staircase at Saundby Park Hall serves as a striking architectural centrepiece, gracefully ascending through the heart of the home. Continuing the solid oak panelling from the entrance hall, the staircase exudes timeless elegance and craftsmanship. As you ascend, the staircase leads to a spacious landing bathed in natural light, thanks to a large feature window that serves as both a functional and aesthetic focal point.

This beautiful window, a statement in itself, with a window seat overlooking the charming courtyard.

Located at the end of the landing, the laundry room is conveniently positioned between two of the bedrooms.



REFINED Living

The captivating Drawing Room features exquisite raised panelling on the walls, adding a timeless appeal to the space. The high ceilings and three large leaded windows allow an abundance of natural light to fill the room, showcasing the manicured gardens and breathtaking views of the vast landscape at the front of the property.



Note the intricate detail of the panelling and the elegance of the ornate wood fireplace.

This space is designed for both quiet contemplation, warm in the glow of the log burner and grand entertaining, exuding bespoke charm.





DIVINE Dining

The delectable dining room is once again finished with decorative panelling that stretches from floor to ceiling, creating an intimate yet regal atmosphere.



This room's spacious design allows for a large dining table and seamlessly transitions into the light-filled garden room. Creating an inviting atmosphere for both intimate family meals and larger gatherings, connecting the interior with the beautiful gardens.







The **HEART** of the **HOME**

The expansive grand kitchen at Saundby Park Hall is a harmonious blend of traditional craftsmanship and modern functionality.

Designed to be the heart of the home, this spacious kitchen features bespoke cabinetry, high-end appliances, and a large central island that serves as both a culinary workspace and a gathering hub for family and guests.

A distinctive feature is the swing cook's door leading to the hall, allowing for effortless access. Large windows flood the space with natural light, highlighting the exquisite finishes and creating an inviting atmosphere for all the family.

The kitchen is well-equipped with two refrigerators, a dishwasher, and an oil-fired Aga, catering to both everyday needs and large-scale entertaining.



Tucked off from the kitchen is the utility room offering ample room for laundry appliances and additional storage, ensuring that daily chores are conveniently managed without encroaching on the main living areas.

Additionally, conventional cooking appliances, including a ceramic hob and oven, offer a practical alternative during the warmer months.

MASTER Suite

This spacious master bedroom offers a serene and regal space, designed to provide a sumptuous sanctuary. The room is light-filled, with dual aspect views of the landscaped gardens and the countryside beyond.

The adjoining en-suite features decorative accents, including Grecian elements, that enhance the space. Twin wash basin, WC and vanity unit accompany a double shower.





MORE Slumbering

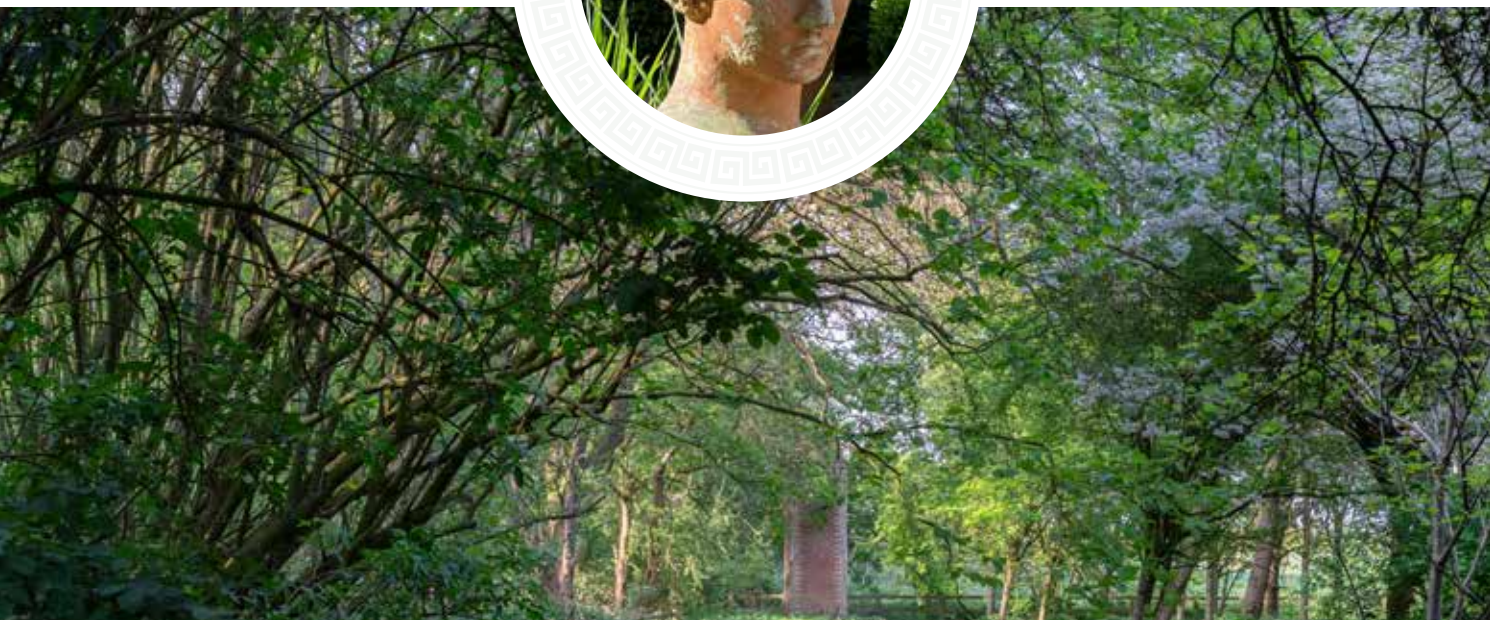
The remaining three bedrooms are thoughtfully designed to offer both comfort and elegance.



Each room features dual aspect windows, allowing an abundance of natural light to flood the spaces and even more stunning views. Bedroom two boasts a modern en-suite bathroom, seamlessly blending contemporary design with the charm of the property.

There is also a 5th room upstairs, perfect for use as a dressing room.





GRAVITATE to the GROUNDS

Set within approximately seven acres of meticulously maintained grounds and woodland, Saundby Park Hall features expansive lawns, mature trees, and thoughtfully designed garden areas, including a formal garden with fountain, that provide a serene backdrop for the residence. A charming, sun-drenched courtyard, visible from the grand staircase's feature window, adds to the property's allure.

A distinctive feature is the lantern-lined driveway, creating a stately approach to the residence.

The grounds include a 3-acre paddock, offering versatile space suitable for equestrian pursuits, grazing, or other outdoor activities.



The estate boasts a substantial garage designed to accommodate up to four vehicles, ensuring ample space for both everyday use and classic car storage. Equipped with power and water connections, this versatile space offers the flexibility for various uses, from a workshop to a hobbyist's haven.

OUT and ABOUT

VILLAGE OVERVIEW

Saundby is a small, peaceful hamlet in Nottinghamshire with a population of 88 (as of 2021). The village is characterized by rolling fields, traditional architecture, and the nearby River Trent. A notable landmark is the Grade I listed St. Martin of Tours Church, dating back to the 13th century.

LOCAL AMENITIES

Gainsborough: (approx. 2 miles east): Offers supermarkets, healthcare facilities, restaurants, and Queen Elizabeth's High School.

Retford: (approx. 7 miles south): Provides additional shopping and dining options, along with a mainline railway station offering services to London King's Cross.

Lincoln: (short drive away): A historic city featuring a cathedral, castle, university, and various cultural and recreational activities.

TRANSPORT LINKS

Rail: Nearby stations include Gainsborough Lea Road (2 miles), Gainsborough Central (2.6 miles), and Retford (7 miles), offering services to major cities including London.

The village has convenient access to major roads such as the A1, M18, M62, and M1, facilitating travel to regional hubs. Airports: East Midlands Airport is accessible for domestic and international flights.

SCHOOLS

Queen Elizabeth's High School: Located in Gainsborough, this grammar school is known for its academic excellence.

Ranby House School and Workshop College: Independent schools offering comprehensive education from primary through to sixth form.



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