

WAVERLEY

1923



Where History Finds

ITS WAY HOME

Discover Waverley, an elegant Edwardian-style residence with a fascinating history, magnificent original features and a wonderful sense of grandeur.

Built in 1923 by renowned local builder Joe Searson, Waverley was originally commissioned as a family residence for one of the mill-owning business partners, Scott and Slack. The neighbouring homes were built as a reflection of the prosperity and architectural elegance of the era.

For many years, Waverley was enjoyed as a private family home before beginning an entirely different chapter as the area offices of the National Union of Mineworkers. For approximately 50 years, the building served this important role in the local community, before its current owners lovingly returned it to its original purpose.

Today, Waverley celebrates its heritage alongside generous, light-filled accommodation, creating a home that feels both impressive and wonderfully inviting.





Discover The Detail Behind

THE GRANDEUR

Set back from Station Road, behind electrically operated gates, Waverley enjoys a private position surrounded by mature trees and established gardens.

A sweeping tarmac driveway leads along the left-hand side of the house, framed by original holly trees that have stood as part of the landscape for generations. Mature planting and generous lawns create a lovely sense of arrival, allowing the handsome architecture to take centre stage.

The distinctive redbrick elevations, laid with traditional lime mortar, are complemented by decorative faux Tudor timber detailing and classic Rosemary roof tiles, whilst sections of pebbledash to the rear reflect the architectural character of the period.

From its striking façade to its beautifully preserved architectural details, Waverley has a sense of permanence and craftsmanship that endures throughout.









A Grand, Warm

WELCOME

Step through the front door into the original storm porch, where beautiful parquet flooring, high ceilings and handsome timber doors introduce Waverley's craftsmanship. Glazing to either side of the entrance allows natural light to filter inside. Beyond, the entrance hall is enveloped in rich original timber panelling, with a beautifully proportioned staircase rising towards the first floor.

Original coving adds architectural interest, whilst newly fitted neutral carpet brings softness alongside the woodwork. Beneath it, the original parquet flooring remains in excellent condition.

A useful cupboard beneath the staircase provides everyday storage, with an additional coat cupboard cleverly concealed behind the original panelling.

As the staircase rises, the eye is drawn towards a magnificent stained-glass window. Its intricate design pays homage to the textile mills that created the fortune of Waverley's original owners, offering a meaningful connection to the home's history.





To the right of the entrance hall, discover the elegant living room, a beautifully proportioned space where Waverley's original craftsmanship and architectural character can be appreciated in all their glory. Positioned on the front elevation, a generous bay window draws natural light into the room, framing lovely views across the established gardens and mature trees beyond, creating a peaceful setting in which to relax and unwind.

Timeless

ELEGANCE

Taking centre stage is the magnificent original tiger oak fire surround, its rich grain and warm tones complemented by intricate decorative tiling around the fireplace. A beautiful reminder of the quality and attention to detail invested in the home's construction, it provides a handsome focal point and brings a wonderful sense of character to the room.







Heritage In

THE DETAILS

Tall skirting boards, elegant ceiling coving and the original timber doors further celebrate the home's heritage, whilst the generous proportions offer plenty of space for comfortable sofas and occasional furniture.

Imagine quiet evenings curled up with a good book, leisurely Sunday afternoons with the family or welcoming friends for drinks before dinner. With its beautiful period detailing, garden outlook and inviting atmosphere, this is a room that lends itself effortlessly to both everyday relaxation and more formal occasions.





Slate, Sunlight And

GARDEN VIEWS

At the rear of Waverley, the south-facing dining room is filled with natural light. Dual-aspect windows frame views of the established gardens, while French doors open directly to the grounds. In the warmer months, leave the doors open and let lunch drift outside, where there's privacy to sit and talk long after the table has been cleared.

The original fireplace anchors the room, with a reclaimed Welsh slate hearth that brings out the character of the surrounding period detailing. Newly fitted neutral carpeting softens the space and adds warmth underfoot.

The room's generous proportions allow for a substantial dining table, with space to move easily around it when family and friends are gathered. It's an inviting setting for an intimate supper or a leisurely Sunday lunch, and there's room to draw up a few extra chairs when everyone comes together at Christmas.









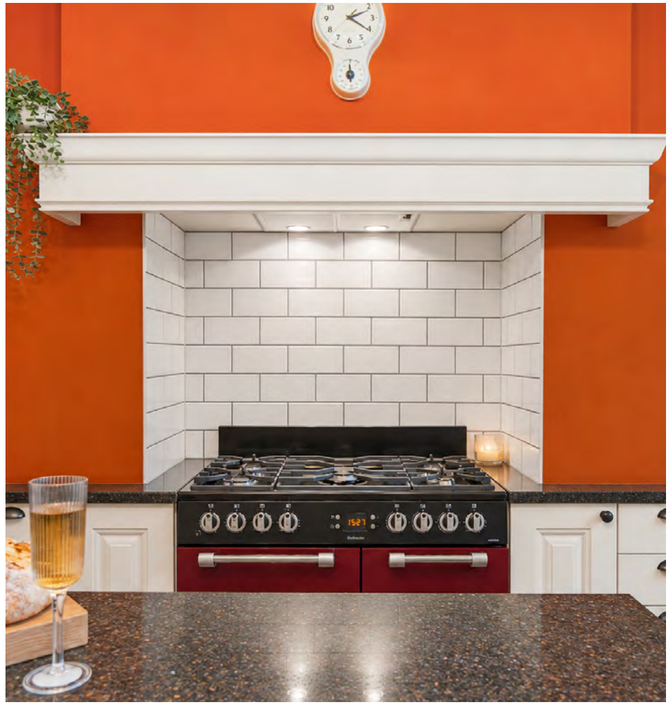
The Heart

OF THE HOME

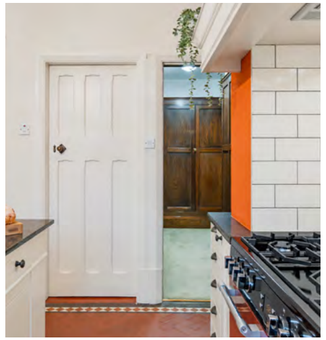
Moving through the vestibule towards the rear of Waverley, beautiful original Minton quarry tiles introduce another wonderful glimpse of the home's heritage, leading naturally into the welcoming farmhouse-style kitchen.

Thoughtfully designed to complement the character of the property, the kitchen features bespoke cabinetry in a timeless traditional style, paired with elegant quartz worktops that bring a touch of contemporary luxury to this charming space.

With its bespoke craftsmanship, generous preparation space and carefully considered appliances, the kitchen offers a lovely balance of character and convenience. A place for morning coffee, leisurely weekend cooking and the everyday rituals of family life, all within the warmth and charm of Waverley's historic surroundings.









Room To Cook For Family

AND FRIENDS

At the heart of the kitchen sits the impressive Cookmaster range cooker, complete with a five-ring gas hob, two ovens and a separate grill. Perfectly suited to everything from relaxed family suppers to preparing a feast for visiting friends, it is a fitting centrepiece for a home with such a wonderful tradition of entertaining.

The kitchen is beautifully equipped for modern living, with an integrated dishwasher, fridge-freezer and wine fridge, ensuring everyday practicality sits comfortably alongside its traditional appeal.

One of the room's most delightful features is the original walk-in pantry, where beautifully preserved period floor tiles and a traditional cold slab offer a wonderful connection to the home's past. Both charming and practical, this lovely space provides valuable additional storage, ideal for keeping ingredients, preserves and everyday essentials neatly organised.





Practical Spaces With

POTENTIAL

Leading off the kitchen, Waverley's original coal store has found a new purpose as a utility room. Additional worktop space and storage give everyday essentials a place of their own, leaving the kitchen surfaces clear. The room also houses the central heating boiler and has plumbing for a washing machine, with space for a tumble dryer. A ground-floor WC is conveniently positioned nearby.

From the utility room, continue through to the original lean-to sun-room. Its position just beyond the kitchen opens up several possibilities for this part of the house. It could become a light-filled garden room with space to sit and enjoy the outlook, or be incorporated into an extended kitchen to create more room for cooking and gathering, subject to any necessary consents.





A Grand
ASCENT

From the entrance hall, the original timber staircase rises between richly panelled walls, with newly fitted neutral carpet softening each step.

As you climb, the stained-glass window comes into full view, casting coloured light across the staircase. Its intricate design is a quiet reminder of Waverley's ties to the local textile mills. At the top, a spacious first-floor landing leads to four generous double bedrooms, each with a character of its own.







A Principal

SANCTUARY

Positioned to the rear of Waverley, the principal bedroom is a wonderfully spacious and elegant retreat, with a fascinating reminder of the property's more recent history.

Once serving as the committee room during the National Union of Mineworkers' occupation, the sliding door remains, complete with its plaque, a charming reminder of the many chapters this remarkable home has enjoyed.

Today, the room has been transformed into a peaceful principal suite, where generous proportions and beautiful original features create a wonderfully indulgent atmosphere. Enjoying a dual aspect, the principal south-facing window draws an abundance of natural light into the room, with lovely views across the established gardens.









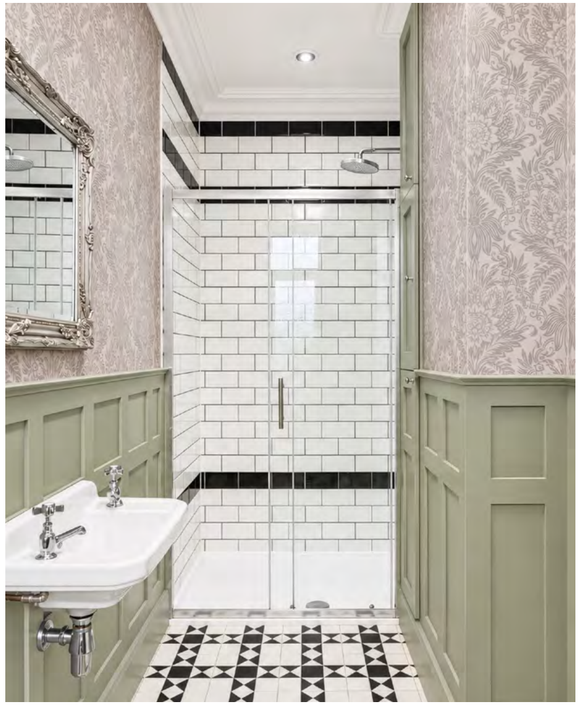
Beyond The

BEDROOM

The original fireplace draws the eye as you enter the principal bedroom, with a mirror set into its decorative timber surround. Ornate ceiling cornicing adds detail overhead, while the room's generous proportions allow for a king-size bed and freestanding wardrobes.

There's still space for a comfortable armchair by the window, somewhere to linger over a morning coffee or read a few pages at the end of the day.

A sliding door opens directly into the private en suite, where traditional-style flooring echoes the period character of the bedroom. The generous walk-in shower gives you plenty of room to get ready at your own pace in the morning.









Character And

COMFORT

At the front of Waverley, bedroom two is a generous double with the original fireplace and elegant ceiling cornicing still in place. Recent redecoration and newly fitted carpet give the room a fresh feel, while its proportions allow for a king-size bed and additional furniture.

The fireplace gives the room a natural focal point, with alcoves on either side of the chimney breast offering space for freestanding wardrobes or a dressing table. There's room to make it your own, whether it's used every day by family or kept ready for visiting guests.









Versatile
SPACES

Two further generous double bedrooms complete the first floor. Bedroom three overlooks the established grounds at the front of Waverley, where original picture rails and tall skirting boards lend the room its Edwardian character. Bedroom four sits to the rear, with a peaceful outlook across the gardens.

Both are comfortable rooms for family or visiting guests, with the flexibility to set one aside as a dedicated home office or dressing room as needs change.







Refresh And

UNWIND

Remodelled in 2024, the family bathroom has a fresh, contemporary finish that sits comfortably within Waverley's period interiors. A panelled bath with a shower above gives the room two distinct uses, from a quick shower before the day gets under way to a long soak when the house quietens in the evening.

The separate WC is particularly useful on busy family mornings or when guests are staying, as it can be used while the bathroom is occupied. Just outside on the spacious landing, an original built-in cupboard keeps towels, spare bed linen and other essentials close to the rooms that need them, leaving the bathroom itself free of extra storage furniture.





Established Gardens And

TIMELESS CHARM

Waverley sits within substantial, established gardens, with mature trees and planted borders providing privacy around the house. The original holly trees frame the approach, while the borders bring colour and texture through the seasons. A Magnesian limestone wall runs along much of the right-hand boundary, giving the grounds a distinctive sense of enclosure.

To the rear, the garden opens out into broad lawns edged by established planting. There's room for family games on the grass, for friends to stay long after lunch and for a quiet coffee among the greenery before the day begins.

A detached garage and separate store provide space for vehicles, gardening equipment and outdoor essentials. At the rear, a further lean-to has been adapted as an informal entertaining space with lighting and power. Set apart from the main house, it could serve as a games room or somewhere to have a drink with friends as the evening draws in.

A pedestrian gate at the rear opens onto Norman Avenue, where additional parking is available, giving visiting family and friends another way into the grounds.







Out And
ABOUT

Set well back from Station Road, Waverley enjoys the privacy of its established grounds with Sutton-in-Ashfield town centre within easy reach. Independent shops and cafés sit alongside familiar high-street names at Idlewells Shopping Centre, while the traditional market, Post Office and other local services make it easy to pick up the essentials close to home.

There's a choice of local schools, including Croft Primary School and Ashfield School, with further options in the surrounding area. For an afternoon outdoors, Sutton Lawn has space for a stroll or a family picnic, while King's Mill Reservoir offers waterside walks and a chance to enjoy nature. Lammas Leisure Centre is also close by, with swimming, fitness facilities and a range of sports.

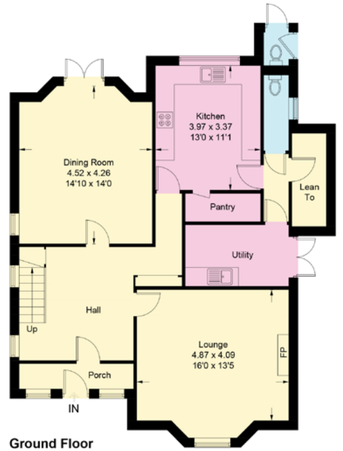
Traditional pubs and independent restaurants offer places to meet friends for a drink or stay out for dinner. Nearby Mansfield and Kirkby-in-Ashfield offer more choice for shopping, leisure and entertainment, whether you're running a few errands or making an evening of it.

For the commute or a trip further afield, Sutton Parkway railway station provides regular services towards Nottingham and Worksop, and the M1 is within easy reach by road. Back at Waverley, the depth of the grounds and the mature planting give the house a sense of separation from the town around it.

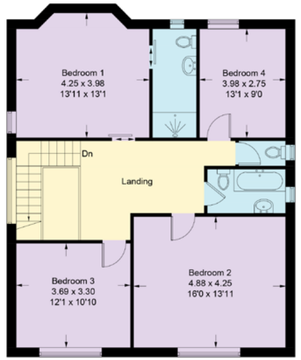


Floor
PLAN

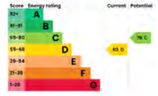
Approximate Gross Internal Area = 183.2 sq m / 1972 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



Ground Floor



First Floor



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