



North Wing, Teversal Manor, Teversal Village,
Sutton-in-Ashfield, Nottinghamshire, NG17
3JN

Offers Over £250,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Grade II Listed House
- Opportunity to Create Your Dream Home
- Potential for Magnificent Vaulted Kitchen
- Comprehensive Renovation Opportunity
- Good Sized Garden
- PP for 4/5 Bedroom Conversion
- 2,632 Sq Ft Arranged Over Three Floors
- 4/5 Bedrooms & 3 Bath/Shower Rooms
- Parking for 4 Cars & Large Garage
- Delightful Historic Village Setting

A rare opportunity to create a remarkable individual home within historic Teversal Manor. The North Wing is a substantial Grade II Listed, three-storey, part-attached character property forming part of this impressive Manor House, which dates back to the early 17th Century. Teversal Manor was divided into three separate dwellings in 2023 and, following the sale of the West and East Wings, the North Wing is the final property to be offered for sale.

The property requires comprehensive renovation throughout and comes with planning permission for conversion into an impressive 4/5 bedroom home with three bath/shower rooms, extending to approximately 2,632 sq ft over three floors (plus boarded attic store). The approved scheme also includes reconfiguration of the outside space to create a new courtyard garden and additional parking area.

The existing accommodation comprises an entrance hall, downstairs WC, lounge, snug/dining room, kitchen, utility and a remarkable double-height living space, formerly used as a workshop. The first floor landing leads to three double bedrooms and a family bathroom. A loft hatch from the landing currently provides access to two attic rooms with a connecting landing area. Both attic rooms enjoy elevated, far-reaching views, while a further loft hatch with pull-down ladder leads to a large, fully boarded attic store with windows at each end. The property requires a full new heating system. The existing partial system (radiators to entrance hall and lounge) are connected to a neighbouring boiler and will be removed prior to sale.

The proposed plans approved by Ashfield District Council include the following layout; entrance hall, downstairs WC, utility, snug and a lounge/bedroom 5 with an en suite shower room. The existing kitchen would become a third reception room and the double height living space would be ideal to become a magnificent, open plan living/dining/kitchen which would be a real showpiece of the property with 4.4m vaulted ceiling and new central external doors giving access out onto the new courtyard garden. The CGI images within these particulars give an impression of how the room could look. The first floor landing with a brand new staircase to the second floor leads to three double bedrooms which would remain unchanged with the exception of a new walk-in wardrobe/store to bedroom 1 behind the new staircase. The second floor will have a new landing leading to a fourth double bedroom with a new en suite. The boarded attic store would be retained with access in the same place.

OUTSIDE

North Wing is positioned in a wonderful setting within the village Conservation Area, approached from Buttery Lane near St Katherine's Church and accessed down a shared private driveway (owned by West Wing) which leads to an initial shared courtyard and parking area outside the property. The approved plans show the existing stone wall and shrubs to be removed to allow for additional parking in the existing entrance yard. There is a large, (6.6m x 3.7m) garage opposite the property with double opening doors. There is a coal store to be retained, and a new courtyard garden area which has permission for a new boundary wall to be built by the buyer in their choice of material to be approved by Ashfield District council. There is a second store located in the entrance yard which has permission to be demolished and rebuilt to house the new oil tank or air source heat pump. Beyond here, gated access leads to a good sized garden enclosed by a high stone wall to the eastern boundary which separates the garden from the new parking spaces. The garden is mainly laid to lawn with shrubs and trees enclosed by established trees/high hedgerow to the western boundary. Immediately outside the front entrance door is a patio and path extending across the front of the property flanked by a low stone wall.

LOCATION

North Wing is in a fabulous location, with its delightful rural setting and yet still being in an incredibly convenient location within close proximity to Hardwick Hall, the Teversal trails and Silverhill (one of the highest points in Nottinghamshire) which all offer some beautiful walks straight from the property. There are an excellent range of amenities nearby including the highly regarded The Carnarvon pub/restaurant, excellent links to the M1 and Chesterfield train station which offers a well serviced route reaching London in under two hours. The delightful village of Teversal also has a rich and well established history including links to D.H Lawrence and the 5th Earl of Carnarvon, who was the financial backer in the excavation of Tutankhamen's tomb which is celebrated with a feature mosaic on entry to the village itself.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

13'0" x 12'11" (3.96m x 3.94m)

(Plus 25'7" x 4'2"). With quarry tiled floor, radiator, understairs storage cupboard and sash window to the front elevation.

DOWNSTAIRS WC

7'1" x 3'6" (2.16m x 1.07m)

With WC and wash hand basin with chrome mixer tap. Quarry tiled floor, fuse box window to the front elevation.

LOUNGE

16'3" x 15'3" (4.95m x 4.65m)

A spacious dual aspect reception room, having a walk-in storage cupboard (5'5" x 4'10") with shelving. There is a 1920s fireplace with open grate, radiator, picture rail, coving to ceiling and two sash windows to the front and side elevations.

SNUG/DINING ROOM

14'8" x 10'7" (4.47m x 3.23m)

A dual aspect reception room, having a traditional 1920s fireplace with open grate and tiled hearth. Panelled walls and ceiling and two windows to the front and side elevations.

DOUBLE HEIGHT LIVING SPACE (PREVIOUSLY WORKSHOP)

20'8" x 17'1" (6.30m x 5.21m)

Formerly a workshop and originally used as a servants kitchen, a stunning double height (4.4m) vaulted ceiling with fantastic potential in our opinion to become a truly stunning kitchen as per the CGI images shown within these particulars. Quarry tiled floor, five windows to the side elevation and double opening doors off the courtyard.

ORIGINAL KITCHEN

14'7" x 12'3" (4.45m x 3.73m)

Having a coal fired Rayburn. Original floor-to-ceiling fitted cabinets. Belfast sink and two sash windows to the side elevation.

UTILITY

11'9" x 6'11" (3.58m x 2.11m)

With Belfast sink and two windows and entrance door to the front elevation.

FIRST FLOOR LANDING

28'9" max x 8'6" (8.76m max x 2.59m)

With original built-in storage cupboards, sash window to the front elevation. Loft hatch currently in place with step ladder required to get up to the second floor. Planning permission in place for a staircase to be installed on the landing to access the second floor.

BEDROOM 1

16'5" x 15'5" (5.00m x 4.70m)

A dual aspect bedroom with built-in wardrobe with shelving, open fire and two windows to the side and front elevations.

BEDROOM 2

17'3" max x 14'9" (5.26m max x 4.50m)

With sash window to the side elevation.

BEDROOM 3

14'8" x 11'0" (4.47m x 3.35m)

With window to the side elevation.

BATHROOM

8'3" x 7'1" (2.51m x 2.16m)

With bath, pedestal wash hand basin and low flush WC. Part tiled walls and two obscure glazed windows to the front elevation.

SECOND FLOOR

ATTIC ROOM 1

22'2" x 10'0" (6.76m x 3.05m)

Another dual aspect room with a cast iron fireplace and inset open grate. Sash windows to the front and side elevations affording wonderful far reaching south easterly views.

CONNECTING LANDING AREA

9'10" x 4'1" (3.00m x 1.24m)

Roof window to the side elevation.

ATTIC ROOM 2

17'2" x 10'0" (5.23m x 3.05m)

Having a cast iron fireplace with inset open grate. Sash window to the side elevation affording wonderful far reaching south easterly views. Loft hatch leads to:

BOARDED ATTIC STORE

18'11" x 11'11" (5.77m x 3.63m)

Windows to the front and rear elevations.

GARAGE

21'9" x 12'3" (6.63m x 3.73m)

Double opening doors.

COUNCIL TAX

Band E. Please note, the banding could potentially increase upon completion of the conversion works.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

The property has mains drainage, water and electricity connected. The property requires a full new heating system. The existing partial system (radiators to entrance hall and lounge) are connected to a neighbouring boiler and will be removed prior to sale.

MORTGAGE ADVICE

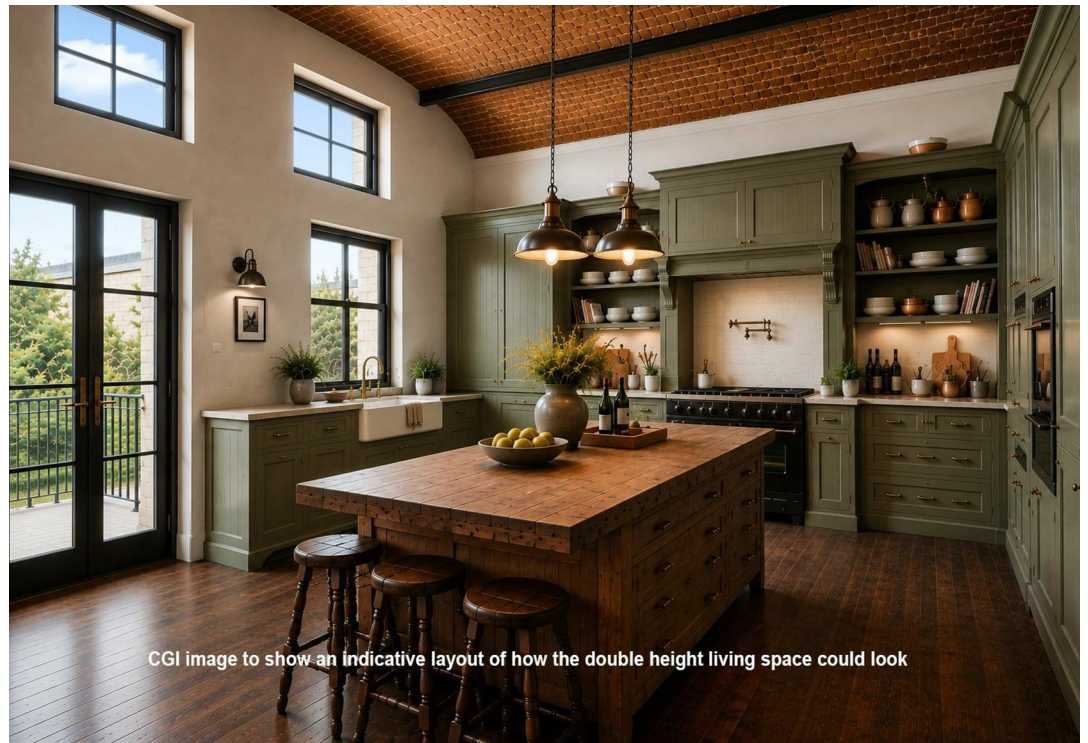
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



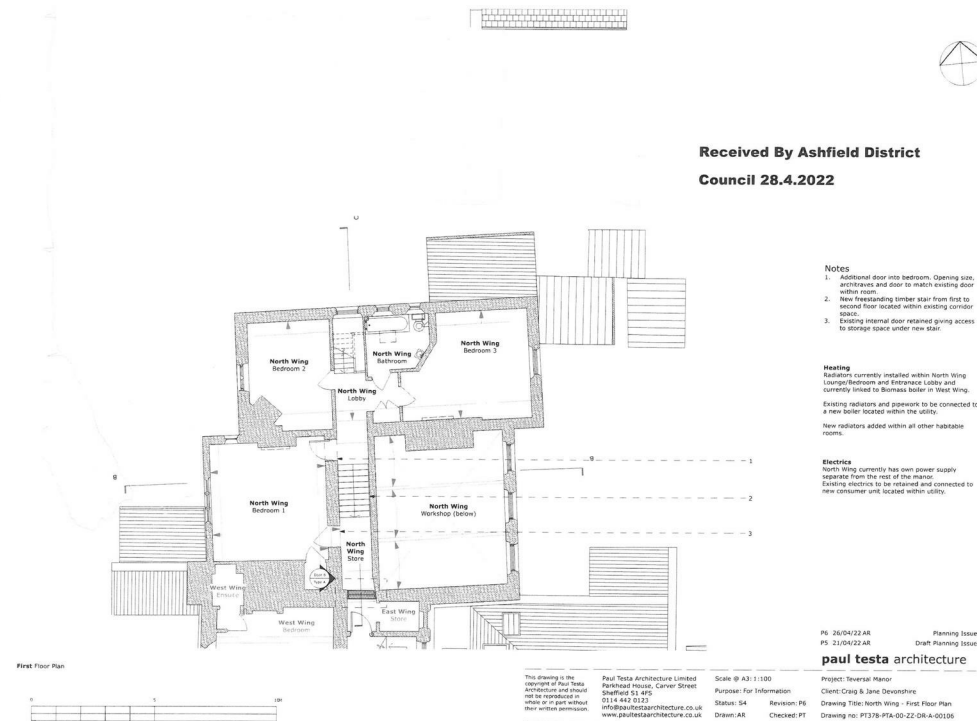
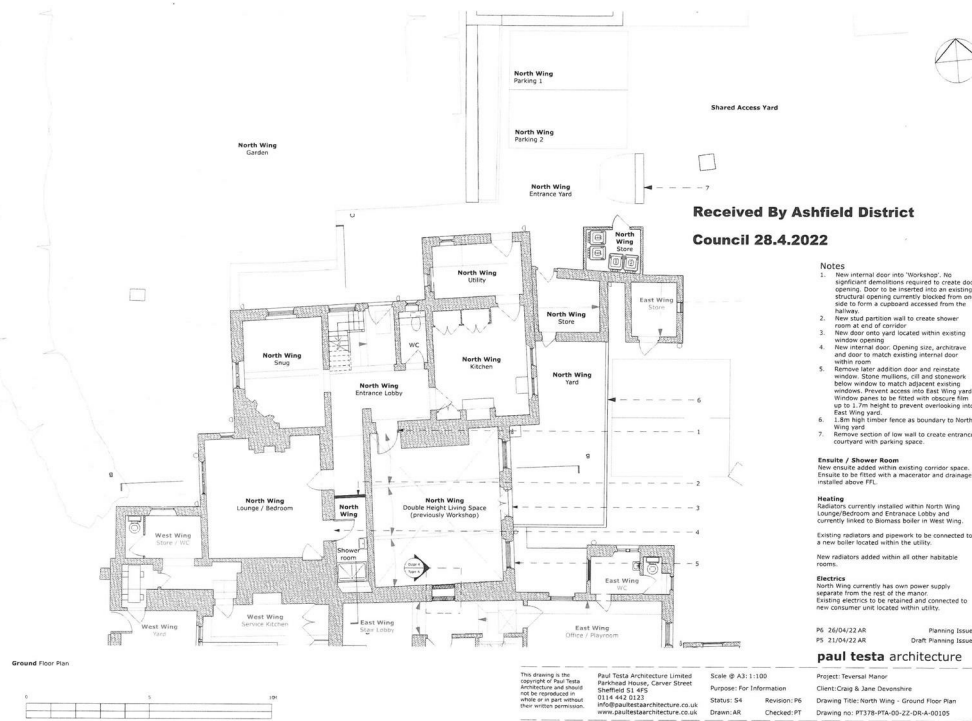




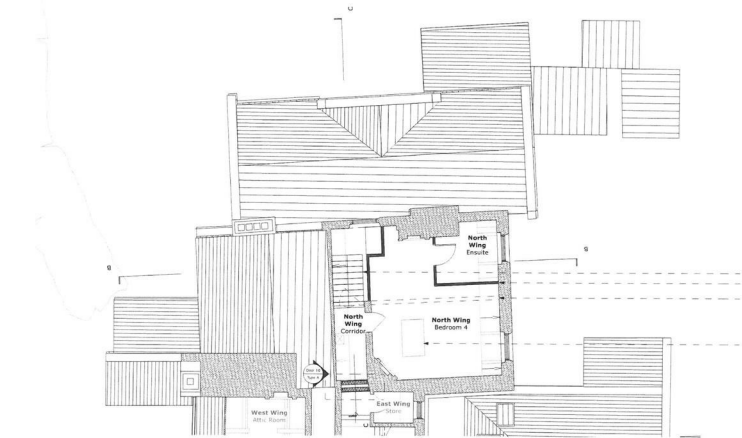








Received By Ashfield District
Council 28.4.2022



Second Floor Plan

- Notes**
1. New freestanding timber stair from first to second floor located within existing corridor space.
 2. Opening formed in second floor to accommodate stair and necessary head height.
 3. New stud partition to create ensuite bathroom.
 4. Remove existing stud partition to create larger bedroom.
 5. New loft hatch and ladder to attic store above.

Heating
Radiators currently installed within North Wing Lounge/Bedroom and Entrance Lobby and currently linked to Biomass boiler in West Wing. Existing radiators and pipework to be connected to a new boiler located within the utility.

Electricity
North Wing currently has own power supply separate from the rest of the manor. Existing electricity to be retained and connected to new consumer unit located within utility.

Ensuite
New ensuite added within second floor bedroom. Drainage to be added externally within discrete corner location. No alterations to workshop below.

P6 26/04/22 AR Planning Issue
P5 21/04/22 AR Draft Planning Issue

paul testa architecture

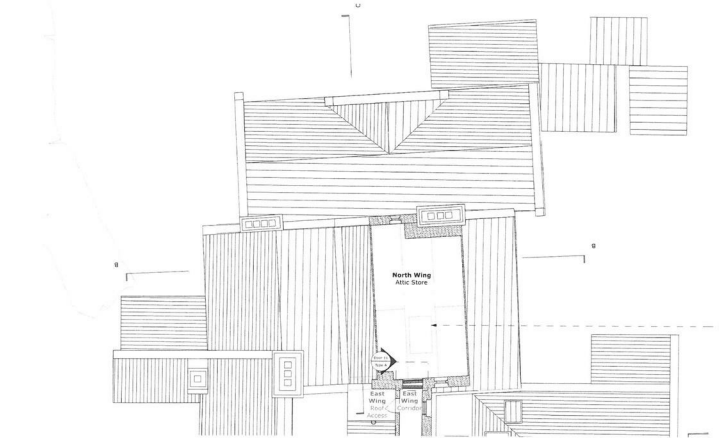
This drawing is the property of Paul Testa Architecture and should not be reproduced in whole or in part without their written permission.

Paul Testa Architecture Limited
Parkfield House, Carver Street
Sheffield S1 4PS
0114 442 0127
info@paultestaarchitecture.co.uk
www.paultestaarchitecture.co.uk

Scale @ A3: 1:100
Purpose: For Information
Status: S4
Revision: P6
Drawn: AB
Checked: PT

Project: Severn Manor
Client: Craig & Jane Devanshure
Drawing Title: North Wing - Second Floor Plan
Drawing No: PT319-PTA-00-22-06-A-00107

Received By Ashfield District
Council 28.4.2022



Third Floor Plan

- Notes**
1. New loft ladder to attic storage.

Heating
Not a heated space.

Electricity
North Wing currently has own power supply separate from the rest of the manor. Existing electricity to be retained and connected to new consumer unit located within utility.

P6 26/04/22 AR Planning Issue
P5 21/04/22 AR Draft Planning Issue

paul testa architecture

This drawing is the property of Paul Testa Architecture and should not be reproduced in whole or in part without their written permission.

Paul Testa Architecture Limited
Parkfield House, Carver Street
Sheffield S1 4PS
0114 442 0127
info@paultestaarchitecture.co.uk
www.paultestaarchitecture.co.uk

Scale @ A3: 1:100
Purpose: For Information
Status: S4
Revision: P6
Drawn: AB
Checked: PT

Project: Severn Manor
Client: Craig & Jane Devanshure
Drawing Title: North Wing - Third Floor Plan
Drawing No: PT319-PTA-00-22-06-A-00108







North Wing, Teversal Manor, Teversal Village
Approximate Gross Internal Area
Main House (Exc. Attic Store) = 2632 SQ FT / 244 SQ M
Garage = 265 SQ FT / 25 SQ M
Total = 2897 SQ FT / 269 SQ M



Floorplan (Existing Layout)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers