

## THE STABLES

21 CHURCH STREET SOUTHWELL  
NOTTINGHAMSHIRE NG25 0HQ



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## THE STABLES

An intriguing small detached two double bedroom 19<sup>th</sup> century stable conversion extended in keeping with the character of the original building in a charming walled courtyard garden setting, complemented by a spacious separate annex and utility building enjoying a delightful position just a short walking distance from market town amenities and Southwell Minster.

In our opinion it is hard to imagine a more convenient situation for a manageable home considered ideal for a retirement or professional lifestyle, with a flexible and surprisingly spacious range of accommodation overall.

## SOUTHWELL

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to The Burgage.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with an active sports centre.

Newark on Trent, a larger market town, offers a more extensive range of amenities, professional services, restaurants and leisure activities and from Newark Northgate station there is a fast rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

## MILEAGES:

NEWARK - 8 miles  
NOTTINGHAM - 14 miles  
MANSFIELD - 12 miles  
LINCOLN - 24 miles  
EMA - 30 miles  
LEICESTER - 35 miles

PRICE GUIDE: £550,000



## GROUND FLOOR

### Central Courtyard Entrance

#### Entrance Hall

#### Cloakroom WC

Fitted low flush wc and wash hand basin. Fitted Main gas fired combination boiler unit serving both domestic hot water and central heating systems.

#### Modern Breakfast Kitchen

4.30m x 3.35m (14'0" x 11'0")

A well-equipped kitchen offering a good range of contemporary cabinets contained within a long L-shaped wall run complemented by useful working surfaces and fitted appliances comprising a double oven, microwave oven, four ring gas hob and an automatic dishwasher.

#### Charming Sitting Room/Dining Room

5.95m x 4.10m (19'6" x 13'6")

A pleasing room which enjoys good natural lighting, having a reclaimed marble period fireplace incorporating a fitted electric fire to create a warming focal point. Fretwork radiator cabinet enclosure in situ. Coved ceiling. French doors connecting to the private walled garden courtyard. Balustraded open staircase rising to first floor landing.



## FIRST FLOOR

### Charming Central Landing

Open mono pitch vaulted ceiling. Sealed unit double glazed window to half landing level.

### Bedroom One

4.70m x 4.30m (15'6" x 14'0") *reducing ceiling height*  
Extensive range of built-in wardrobes. Two sealed unit double glazed windows.

### Bedroom Two

4.30m x 2.95m (14'0" x 9'9") *reducing ceiling height*  
Sealed unit double glazed picture window - pleasant aspect.

### Fully Tiled Modern Bathroom/Wet Room

High grade contemporary Duravit suite comprising a panelled bath with side chrome mixer tap, wall mounted wash hand basin and a low flush wc complementing a corner walk in shower arrangement with a thermostatically controlled chrome shower installation and a glass splash screen enclosure. Chrome ladder towel rail/radiator.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

### Separate Annex

Located just a few paces across the central driveway/courtyard, this well-appointed and spacious annex building offers appreciable flexibility to meet the needs and requirements of prospective purchasers.

#### Secondary Kitchen Area/Utility

2.75m x 2.65m (9'0" x 8'9")

Useful fitted range of cabinets. Plumbing for an automatic washing machine appliance.

#### Bedroom Three/Study/Music Room

5.75m x 4.75m (18'9" x 15'6")

This spacious well-proportioned room is both an unexpected and interesting feature and complement to the main stable conversion, and one can imagine it being well suited to those purchasers seeking an eclectic private study, music room or entertaining area, a comfortable ground floor bed sitting room or a private guest annex arrangement.

#### En Suite Shower Room

Walk in shower cubical, fitted wash basin and low flush wc.

## DELIGHTFUL SHELTERED WALLED COURTYARD

A particular feature of the sale is the private relatively low maintenance walled courtyard garden which benefits from delightful leafy aspects with the upper courtyard area offering an attractive glimpse of the Minster spires in a westerly direction.

The present owner maintained a considerable interest in the garden and ensured it was both well managed and productively stocked to provide interest and colour throughout the seasons of the year.

#### Workshop/Small Garage

3.95m x 2.75m (13'0" x 9'0")

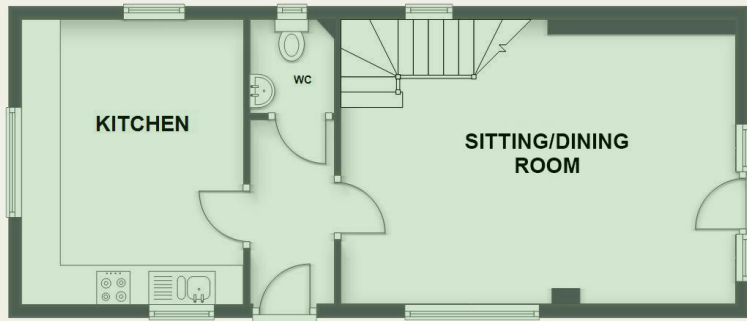
Attached to the annex building described above, this building provides useful ancillary general-purpose storage.

Light and power facility.



# GENERAL INFORMATION & FLOORPLANS

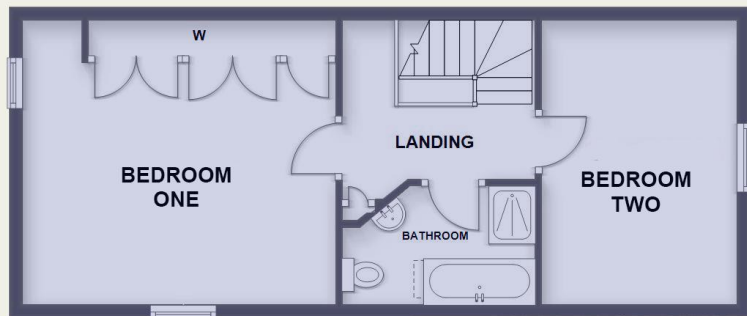
FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



GROUND FLOOR



ANNEX



FIRST FLOOR

## SERVICES

All main services comprising gas, electricity, water and drainage are available. Gas fired central heating circulating to radiators serves the main house and background electric heating the annex.

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

### Environmental Considerations – Flooding

By reference to <https://check-long-term-flood-risk.service.gov.uk/risk#> the risk of flooding is considered very low and the property is not known to have flooded in the last five years.

### Available Broadband

Basic 17 Mbps / Superfast 80 Mbps

### Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable X = Poor

## LOCAL AUTHORITY

*Council Tax Band D*

Newark & Sherwood District Council

Castle House, Great North Road

Newark on Trent

Nottinghamshire

NG24 1BY

[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

Tel: 01636 650 000

## TENURE

We understand the property is freehold.

## VIEWING ARRANGEMENTS

If you are interested in The Stables and would like to arrange a viewing, please contact us on 01636 815544

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# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



### ENERGY PERFORMANCE CERTIFICATE RATING - D

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 6200-3918-0322-7621-3563

## LOCATION PLAN

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## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.



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