



**Apartment 1, Ollerton Hall Main Street,
Ollerton, Nottinghamshire, NG22 9AD**

£345,000

Tel: 01636 611 811

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Spacious 4 Bedroom Apartment
- Exclusive Development of 10 Luxury Apartments
- Contemporary Kitchen Integrated CDA Appliances
- Approximately 2 Acres of Communal Grounds
- 999 Year Lease & Nil Ground Rent
- Grade II* Listed Country House Circa 1700
- Beautifully Refurbished Throughout
- Stylish Bathrooms with Poshins Instinct Sanitaryware
- Ample Parking
- EPC Rating E

This exclusive development of ten luxury apartments ranging in size and price are set within Ollerton Hall, an outstanding Grade II* Listed country house dating back to circa 1700.

Set within approximately two acres of beautifully maintained communal grounds overlooking the River Maun. The Hall effortlessly combines the elegance and character of its rich heritage with the comfort and convenience of modern living. Throughout the apartment, careful attention has been paid to blending modern specification with the character expected within a historic building. Large sash windows flood the accommodation with natural light whilst offering attractive views across the grounds.

LOCAL AREA & AMENITIES

Ollerton Hall enjoys an enviable position in the heart of Old Ollerton Village, offering the charm of a peaceful village setting whilst remaining exceptionally well connected. A selection of everyday amenities are within walking distance, including the popular Bella Vita Italian Restaurant, local shops, hair and beauty salons, with the wider facilities of neighbouring New Ollerton just moments away. Here you'll find a large Tesco Superstore, Asda, doctors' surgery, dental practice, cafés, pubs, schools and a range of independent retailers, together with regular bus services to Mansfield, Worksop and Nottingham.

Surrounded by some of Nottinghamshire's most celebrated countryside, residents can enjoy easy access to Sherwood Forest, Rufford Abbey Country Park, Sherwood Pines and Clumber Park, all offering exceptional walking, cycling and outdoor leisure opportunities. For commuters, Ollerton is ideally positioned with excellent road links via the A1, A614 and A46, providing convenient access to Newark, Mansfield, Retford, Nottingham, Lincoln, Doncaster, Grantham and Leicester. East Coast Main Line rail services are available from Retford, with direct services to London King's Cross in approximately 90 minutes and Leeds in around 50 minutes, while East Midlands Airport is approximately 40 miles away.

OLLERTON HALL

Ollerton Hall is an outstanding Grade II* Listed country house dating back to circa 1700, now thoughtfully transformed into an exclusive collection of just ten luxury apartments. Set within approximately two acres of beautifully maintained communal grounds overlooking the River Maun. The Hall effortlessly combines the elegance and character of its rich heritage with the comfort and convenience of modern living. Throughout the apartment, careful attention has been paid to blending modern specification with the character expected within

a historic building. Large sash windows flood the accommodation with natural light whilst offering attractive views across the grounds.

APARTMENT ONE

Occupying a prime position within the Hall on the ground floor, Apartment One is an impressive four-bedroom home, ideal for professionals, families, downsizers seeking generous accommodation, or buyers looking for something truly unique.

ENTRANCE HALL

The apartment is accessed internally from the ground floor of the building. There is a entry access phone.

KITCHEN/LIVING/DINING ROOM

22'3" x 18'8" (6.79 x 5.70)

A superb open-plan living kitchen, beautifully proportioned with impressive lofty ceilings and original full-height refurbished sash windows that flood the room with natural light, creating a wonderful sense of space and character. The contemporary shaker-style kitchen is fitted with an excellent range of base and wall-mounted units, complemented by a central island providing additional storage and workspace. Integrated CDA appliances include an electric hob, oven, fridge, freezer and dishwasher. The room is finished with wood-effect laminate flooring and recessed spot lighting, perfectly combining period elegance with modern-day living.

BEDROOM 1

16'9" x 10'0" (5.11 x 3.07)

An impressive principal bedroom featuring lofty ceilings and two original refurbished floor-to-ceiling sash windows, creating an exceptional sense of space. Beautifully presented with soft neutral décor, quality fitted carpeting and recessed spot lighting.

BEDROOM 2

12'10" x 12'3" (3.93 x 3.74)

A beautifully proportioned double bedroom, enhanced by impressive high ceilings and two original refurbished full-height sash windows. Finished in a neutral colour palette with fitted carpet, recessed spot lighting and period-style skirting boards.

MAIN BATHROOM

A beautifully appointed contemporary bathroom, finished to an excellent standard with elegant marble-effect porcelain tiling and quality fittings throughout. The suite comprises a panelled bath with glazed shower screen and thermostatic rainfall shower over, vanity wash hand basin with storage beneath, concealed cistern WC and chrome heated towel rail. A large original refurbished sash window fills the room with natural light, enhancing the bright and airy feel whilst complementing the stylish finish.

BEDROOM 3

12'11" x 9'4" (3.94 x 2.85)

A delightful double bedroom with attractive views across the beautifully maintained

communal grounds. Original refurbished sash windows, lofty ceilings and a neutral finish combine to create a bright and airy room, complemented by quality fitted carpeting and recessed spot lighting, providing a comfortable and versatile space, equally suitable as a bedroom, home office or nursery.

BEDROOM 4/MASTER SUITE

17'1" x 12'0" (5.21 x 3.67)

An impressive principal bedroom suite, beautifully proportioned with lofty ceilings and two original refurbished full-height sash windows that flood the room with natural light, creating a wonderful sense of space and elegance. Finished in a neutral colour palette with quality fitted carpeting and recessed spot lighting, the room enjoys the benefit of a stylish en-suite shower room. A particular feature is the private external entrance, providing independent access directly into the suite, making it ideal for multi-generational living, visiting guests or those seeking an additional degree of privacy and flexibility.

EN SUITE SHOWER ROOM

A beautifully appointed contemporary bathroom, finished to an excellent standard with elegant marble-effect porcelain tiling and quality fittings throughout. Comprising a panelled bath with chrome mixer tap, separate glazed shower enclosure with thermostatic shower, double vanity wash hand basin with storage beneath, concealed cistern WC and chrome heated towel rail. Two sash windows flood the room with natural light, enhancing the bright and spacious feel while complementing the stylish, modern finish.

SPECIFICATION

Beautifully restored original sash windows
Bespoke shaker-style kitchens with central island units (where applicable)
Integrated CDA appliances including oven, hob, fridge/freezer and dishwasher
Durable laminate work surfaces
Contemporary bathrooms with Pochins Instinct sanitaryware
Stylish porcelain wall and floor tiling to bathrooms and en-suites
Strom electric wet central heating system with hot water cylinder
High-quality flooring throughout
Recessed LED spot lighting
Residents' parking and beautifully maintained communal grounds

PARKING & GROUNDS

Ollerton Hall is approached via a sweeping gravel driveway leading to generous residents' parking, all set within approximately two acres of beautifully maintained communal grounds. The landscaped gardens provide an exceptional setting for the Hall, with expansive lawns, mature trees and established planting creating a peaceful parkland atmosphere. The grounds gently descend to the picturesque River Maun, offering residents the opportunity to enjoy tranquil riverside walks, picnics and an abundance of wildlife, whilst providing a rare sense of space and seclusion seldom associated with apartment living. Combining the grandeur of a historic country house with the convenience of low-maintenance living, the grounds are undoubtedly one of Ollerton Hall's defining features.

SERVICES

Mains water, electricity and drainage are all connected to the property.

AVAILABILITY

Ollerton Hall comprises an exclusive collection of just ten individually designed luxury apartments, offering a range of one, two, three and four-bedroom apartments. Prices currently start from £129,995, with each home individually designed to make the most of the Hall's unique character and period features. For further information on current availability, pricing or to arrange a viewing, please contact Richard Watkinson & Partners.

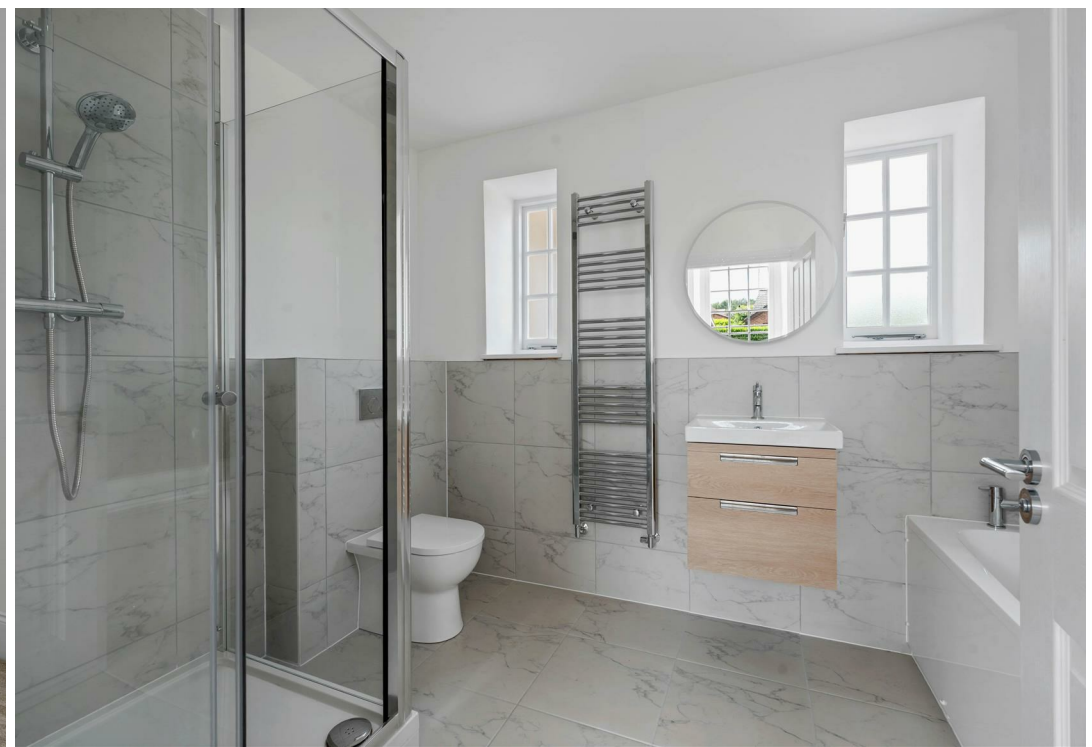
TENURE

The apartments are offered with the benefit of a 999-year lease and nil ground rent. Each owner will also hold a share of the freehold, ensuring residents have a vested interest in the long-term management and preservation of this exceptional historic building. A residents' management company will be responsible for the maintenance of the building and its beautifully maintained communal grounds, funded by an appropriate service charge. (tbc)

VIEWING

Strictly by appointment with the selling agents.





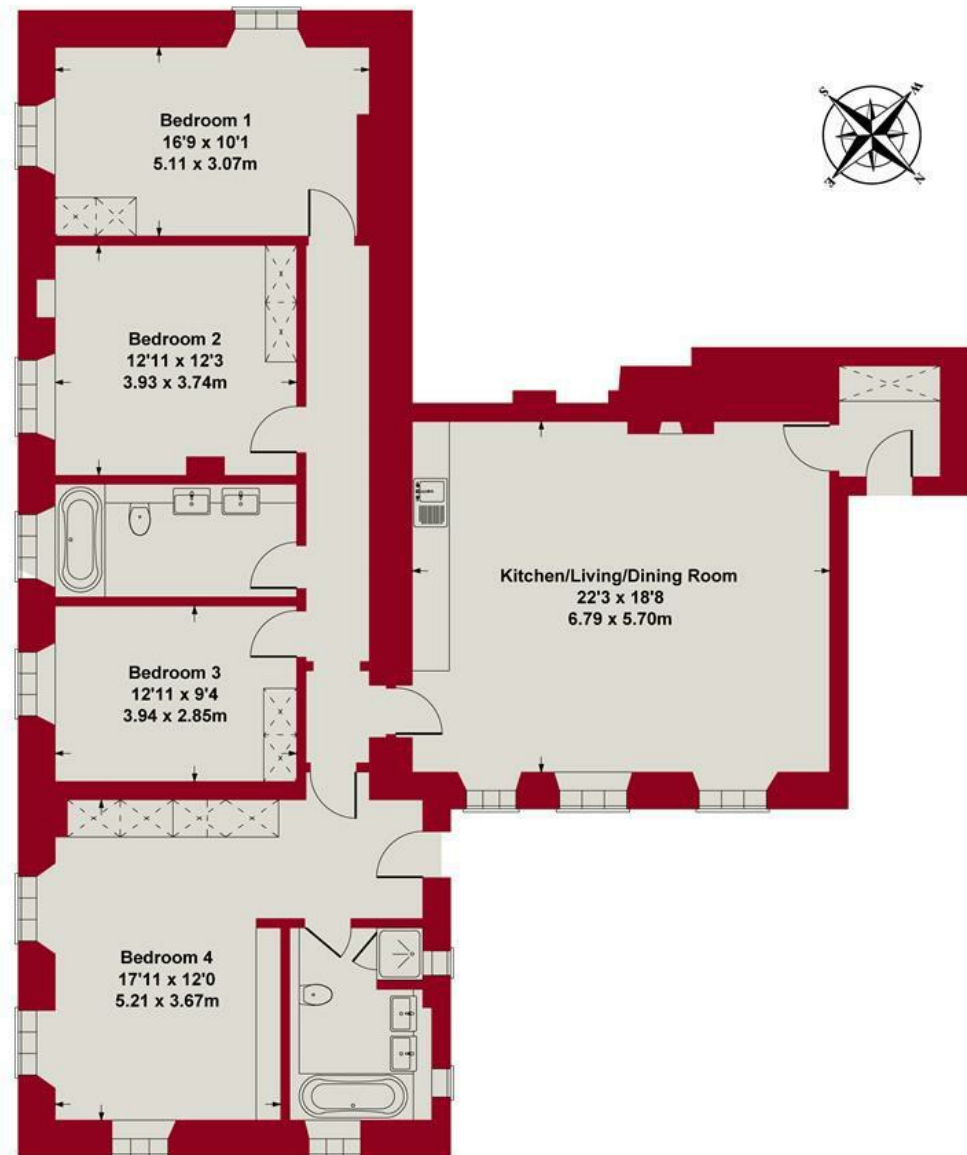






OLLERTON HALL, MAIN STREET, OLLERTON, NEWARK

Apartment	Description	Sq.ft	Richard Watkinson	List Value
1	4 Bedroom	141m ²	1518	£345,000
2	1 Bedroom	97m ²	1044	£245,000
3	1 Bedroom	83m ²	893	£225,000
4	1 Bedroom	47m ²	506	£129,995
5	1 Bedroom	77m ²	829	£199,995
6	1 Bedroom	106m ²	1141	£280,000
7	2 Bedroom	92m ²	990	£235,000
8	3 Bedroom	121m ²	1302	£305,000
9	2 Bedroom	103m ²	1109	£249,995
10	1 Bedroom	69m ²	743	£185,000



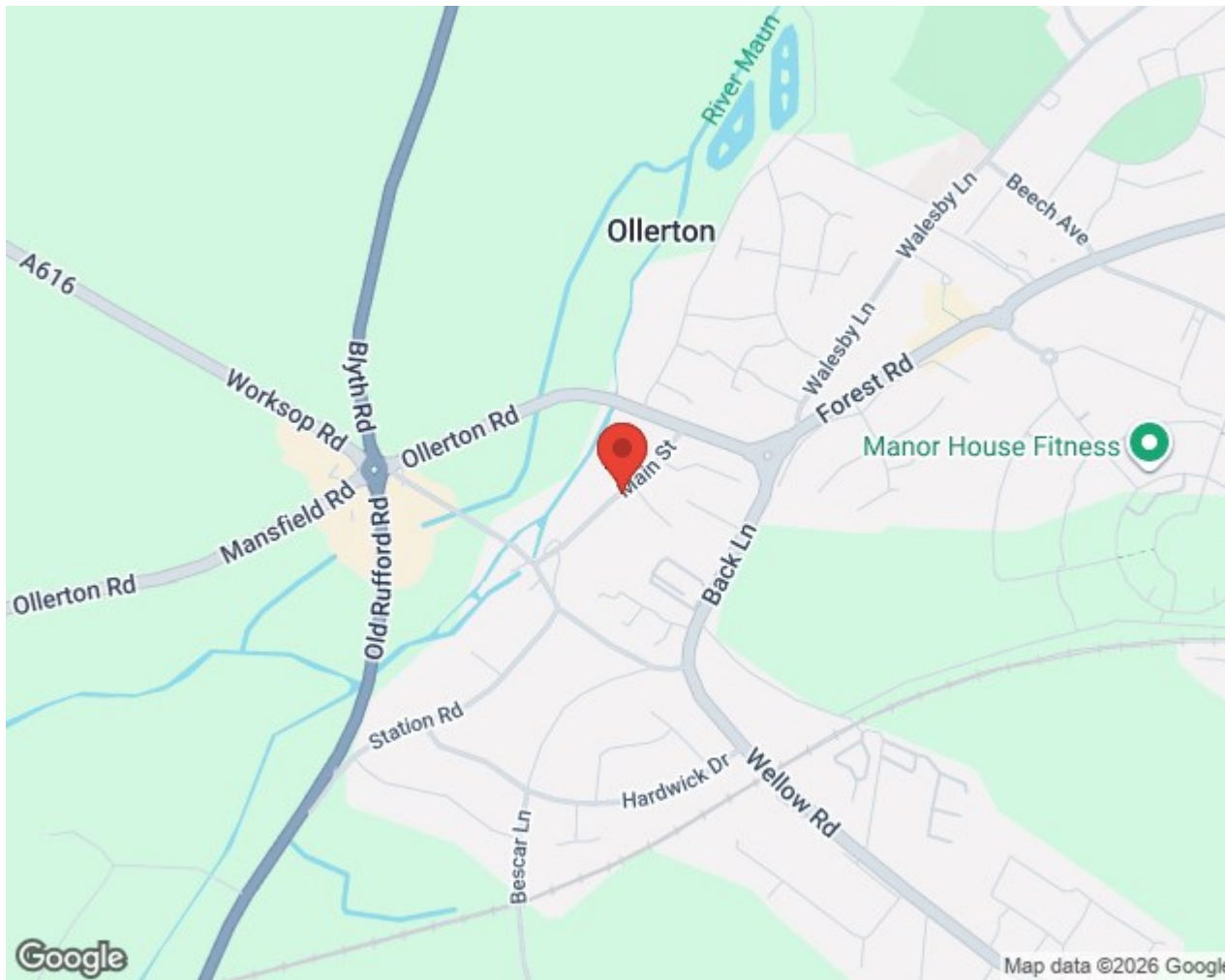
**GROUND FLOOR
(APARTMENT 01)**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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 01636 611 811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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Surveyors, Estate Agents, Valuers, Auctioneers