

LANSIC HOUSE

LANSIC LANE HOVERINGHAM NOTTINGHAMSHIRE NG14 7JN



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



LANSIC HOUSE

A stunning large scale family house set in open country on the outskirts of Hoveringham, offering a superb five/six-bedroom internal plan in a 'flexible' configuration.

In our opinion Lansic House is a first-class example of period house transformed by capable extension and alteration to meet the demands of 21st Century living with ease; an internal viewing is highly recommended.

HOVERINGHAM

A highly regarded and largely undeveloped Conservation village set in Trent Valley countryside between the main regional centres of Nottingham and Newark on Trent, close to an extensive range of more local amenities in the nearby historic Minster town of Southwell.

The village itself offers the essentials of traditional English life with a thriving community centred around the village hall and The Reindeer Inn, which is a very decent watering hole bordering to the bordering to the village cricket ground, whilst along the aptly named Boat Lane there is access to unspoilt walks along the River Trent.

The neighbouring larger village of Lowdham offers a useful range of day-to-day amenities with direct road - rail access into Nottingham centre, whilst the historic market town of Southwell is a well facilitated local main population centre which meets all day-to-day needs.

MILEAGES

LOWDHAM	3 miles	SOUTHWELL	8 miles
NEWARK	16 miles	NOTTINGHAM	11 miles
MANSFIELD	20 miles	GRANTHAM	24 miles

East Coast London Mainline Service

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £1,350,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Porch

Open vaulted ceiling with good natural light created by two opposing sealed unit double glazed replacement period design windows which in turn offer delightful rural aspects. Fielded half glazed traditional front entrance door. Square arched opening to:

Magnificent Central Through Hallway

This wonderful entrance area ensures an immediate indication of the appreciable style and character of this first-class period home, enjoying excellent natural light and offering a real sense of space and style. A high grade Amtico wood grain effect flooring in a light oak finish extends through to connecting spaces which ensures a pleasing flow to the interior rooms. A period staircase rises to the first-floor landing having useful built in storage capacity beneath. Feature built in wall display fixture with cabinets beneath. Painted/timbered ceiling. Two large replacement sealed unit double glazed period design picture windows. Two high grade Milano column radiators.

Main Sitting Room

7.40m x 3.85m (24'3" x 12'6")

A well-proportioned room ideal for family occasions and entertaining. Two high grade replacement sealed unit double glazed period design windows. Light oak Amtico flooring. Milano column radiator. Open fireplace with painted period surround. Glazed double doors connecting to:

Rear Study – Playroom – Gaming Room

5.30m x 3.25m (17'3" x 10'9")

Featuring sealed unit double glazed replacement period design window and a contemporary design white column radiator.



Side Hallway

A lateral side hallway links the main entrance hall to the study – playroom – gaming room described above through an open archway. Amtico light oak flooring. Secondary doorway connecting to the main sitting room.

Cloakroom/WC

Fitted low flush wc and wall mounted wash basin. Stylish William Morris decor theme complementing matt black hexagonal floor and wall tile detailing. Replacement sealed unit double glazed period design window.

Separate Larder / Pantry

Double doors from the main through hallway connect to:

Boot Room – Outer Laundry Area

Rear replacement sealed unit double glazed period design window. Milano column radiator. Outside doorway. Light oak Amtico flooring. Doorway to:

Main Laundry – Utility Area

Fitted double Belfast sink unit with a satin brass mixer tap and granite work countertops to each side, with space for a tumble dryer and automatic washing machine beneath. Useful additional storage capacity. Enclosed cylinder cupboard housing a Main pressurised hot water cylinder and secondary DAB water pressuriser unit, ensuring simultaneous and continuous full flow capacity to all wet rooms and the kitchen.

Front Family Room – TV Room

5.60m x 2.00m (18'3" x 6'6")

Fitted Morso wood burning stove. Light oak Amtico flooring. Replacement sealed unit double glazed period design window to front aspect. Contemporary glazed double doors opening to:



Magnificent Open Plan Kitchen – Day Room

9.25m x 5.25m (30'3" x 17'3")

Arguably the signature feature of this wonderful family home, created with comfortable 21st century family living in mind, this part of the house really is something rather special.

A series of bi folding doors on two outside elevations create wonderful rural country garden aspects, exquisitely framed by the black metal contemporary design finish of the window framework. Day to day comfort is ensured by underfloor central heating (wet system) beneath the stunning large, square ceramic stone floor tiling.

Kitchen Area

Wonderful shaker design hand painted kitchen installation in a Farrow and Ball Heritage pastel tone finish, with satin brass furnishings. Extensive main L shaped wall run complemented by a superb granite topped culinary island – breakfast bar incorporating a Hoover dishwasher, two white Belfast sink units, waste bin and wine chiller storage. Useful breakfast/dining bar corner incorporated into the island.

The main L Shaped wall run offers an array of drawers and storage cupboards with soft closings also incorporating an integrated full height larder fridge. Fitted Rangemaster six ring range cooker – LPG fuelled. Open plan to:

Dining/Living Area

Wonderful ambient lighting provided by the floor to ceiling glazing system and a stylish lantern roof. Immediate access to the connecting external garden terrace and outdoor kitchen areas. Integrated hi-fi speakers.



Outer Hall – Secondary Staircase Hall

Black aluminium contemporary doorway connecting to the main kitchen/living area.
Period design staircase rising to first floor private guest landing. Access to laundry.
Milano column radiator. Replacement sealed unit double glazed period design window.
Light oak Amtico flooring.

Music Room

3.90m x 2.65m (12'9" x 8'9")

Replacement sealed unit double glazed period design window. Milano column radiator.

Study – Crafting Room – Library Snug – Possible Bedroom Six

3.75m x 3.65m (12'3" x 12'0")

Built in bespoke open box shelving. Replacement sealed unit double glazed French door and replacement sealed unit double glazed window connecting to external courtyard. Access to single story roof void.



FIRST FLOOR

Main Central Landing

Alighted from a single flight staircase rising from the main through hallway beneath. Stylish Amtico light oak design flooring matching the ground floor. Ladder access to roof void – boarded storage area. Milano column radiator. Replacement sealed unit double glazed period design window.

Stunning Primary Bedroom Suite

Bedroom One 4.05m x 3.40m (13'3" x 11'0")

A real sense of scale is provided by a open vaulted ceiling and the wonderful surrounding rural aspects are beautifully captured by a sealed unit double glazed black aluminium doors opening to a private balcony terrace. Stylish vertically alighted Milano column radiator. High grade satin steel electrical furnishings. Replacement sealed unit double glazed period design window.

Balcony Terrace

A large private balcony terrace, perfect for early morning and late day relaxation optimising the unspoilt views over the surrounding Trent Valley countryside. Stylish low maintenance synthetic turf lawn finish.

Dressing Room

Extensive range of built in wardrobes in a U-shaped formation in a Farrow and Ball heritage grey pastel tone finish with satin brass furniture.

Stunning En Suite Shower Room – Fully Tiled

High open vaulted ceiling lines creating a real sense of scale. Large walk-in corner shower with satin brass overhead rain shower installation and separate hand shower with thermostatic control and a glass screen enclosure, complemented by superb feature full height marbled wall tiling. Contemporary washstand incorporating an elliptical wash basin with satin brass mixer tap and useful drawer cabinet beneath in a woodgrain finish with two additional matching cabinets, one to each side. Woodgrain effect Amtico flooring. Two translucent sealed unit double glazed replacement windows. Velux sealed unit double glazed roof light. Recess ceiling lights.

Front Bedroom Two 3.85m x 3.75m (12'6" x 12'3")

Exposed brick chimney breast. Replacement sealed unit double glazed period design window to front aspect. Coved ceiling.



Front Bedroom Three

3.85m x 2.90m (12'6" x 9'6")

Range of built in bespoke wardrobes – open shelving, drawer chests in a painted heritage Farrow and Ball pastel tone finish.

Replacement sealed unit double glazed window to front aspect.

En Suite Shower Room

Fully tiled corned walk-in shower, thermostatically controlled chrome overhead rain shower and glass screen enclosure. Contemporary washstand cabinet, chrome mixer tap, and low flush wc. Chrome ladder towel rail.

Superb House Bathroom

Fitted contemporary white suite complement by stylish terrazzo style tiling and white wall tiling, panelled bath with side chrome mixer tap, double chrome overhead-hand shower fixture, glass screen enclosure, contemporary washstand cabinet with chrome mixer tap, and low flush wc. Replacement sealed unit double glazed period design window.

Luxury Guest Suite (Bedroom Four)

A first-class secondary bedroom suite described below.

Double Bedroom Four

4.95m x 3.10m (16'3" x 10'3")

Replacement sealed unit double glazed period design windows with remarkable views. Arched opening to:

Dressing Room

Two sets of opposing contemporary full room depth double wardrobes with sliding doors relieved by central mirror panels. Replacement sealed unit double glazed window.

Stylish En Suite Shower Room – Wet Room

Large walk in fully tiled shower with pewter finished thermostatically controlled overhead rain shower and separate hand shower, contemporary washstand cabinet and low flush wc. Chrome towel rail. Replacement sealed unit double glazed period design window.

Private Guest Suite

Landing

Alighted from a balustraded staircase rising from the outer hall below. Timbered/painted ceiling.

Bedroom Five

3.75m x 3.55m (12'3" x 11'6")

Replacement sealed unit double glazed period design window – stunning open rural aspects. Latched doorway.

Private Shower Room

Stylish contemporary suite comprising a tiled corner shower cubicle with curved glass enclosure and a thermostatically controlled overhead rain shower and separate hand shower in a satin brass finish, low flush wc with concealed cistern, and wall mounted wash hand basin. Small sealed unit double glazed period design window.

Agents Note – separate annexe arrangement

The private guest bedroom arrangement and previously described possible bedroom six with ancillary spaces offer potential for a separate annexe arrangement to accommodate a dependant relative, independently minded teenagers or guests, with a high degree of privacy.



WONDERFUL COUNTRY GARDEN SETTING AND LEVEL GRASSLAND

Extending in all to 2.71 Acres / 1.10 Hectares or thereabouts

Lansic House occupies a remarkably private setting in open countryside to the south of the village, accessed by a quiet country lane through an imposing electrically operated hardwood sliding gated entrance, which opens into a large vehicle court adjacent to the main entrance.

There is a private south formal garden sheltered by established trees and perimeter shrubbery planting, offering an attractive traditional garden facing the main front elevation of Lansic House.

Stunning Outdoor Kitchen Al Fresco Relaxation Area

A stunning outdoor kitchen and sun terrace provides a wonderful indoor-outdoor living arrangement perfect for an alfresco lifestyle.

There is a beautifully conceived high quality covered external relaxation / entertainment area, with large porcelain tiles creating a real sense of scale extending out from the main kitchen-dining area, to provide either sheltered or fully outdoor seating areas.

The outdoor kitchen with a flat roof canopy above features an L Shaped workstation in striking cast concrete finishes set to brick bases with useful storage capacity beneath.

The outdoor terrace / relaxation area is relieved by raised olive and lavender brick planters.

The terrace opens out onto an expansive grass meadow / level paddock with an ancient oak tree, mature perimeter hedgerows and wonderful open countryside views.

Kitchen garden area with a series of raised beds.

Childs recreation – outdoor play area.

Detached Storage Barn – Stabling

Offering useful general purpose storage space and scope for re-purposing to specific requirements.

An open sided workshop area gives access to two loose box stables.

A recently fitted sliding solid oak hardwood gated entrance creates a striking impact to the long partially walled frontage along Lansic Lane.

Secondary vehicular access point leading to the storage barn complex.

Secondary lawned gardens accessed from the rear of the property or from a secondary gated entrance opening onto Lansic Lane with a small terrace enclosed by a low brick wall and recently constructed raised bed planter.

Oil storage tank location.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Mains electrically and water are connected to the house. Mains gas is not available. Oil fired central heating system circulating to high grade Milano radiators in the main. Private septic tank drainage system.

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

This Government supplied information informs the flood risk of the land around the property, not the building itself <https://check-long-term-flood-risk.service.gov.uk/postcode>

The risk of flooding around the building is considered high for rivers and sea and very low for surface water.

We understand the property has not flooded in the last 5 years. The side garden we are advised has been subject to surface water flooding.

Available Broadband

Basic 4 Mbps

Superfast 63 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

TENURE

We understand the property is freehold and will be offered with vacant possession on completion.

LOCAL AUTHORITY

Council Tax Band G

Newark & Sherwood District Council

Castle House, Great North Road, Newark on Trent,
Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk

Tel: 01636 650 000

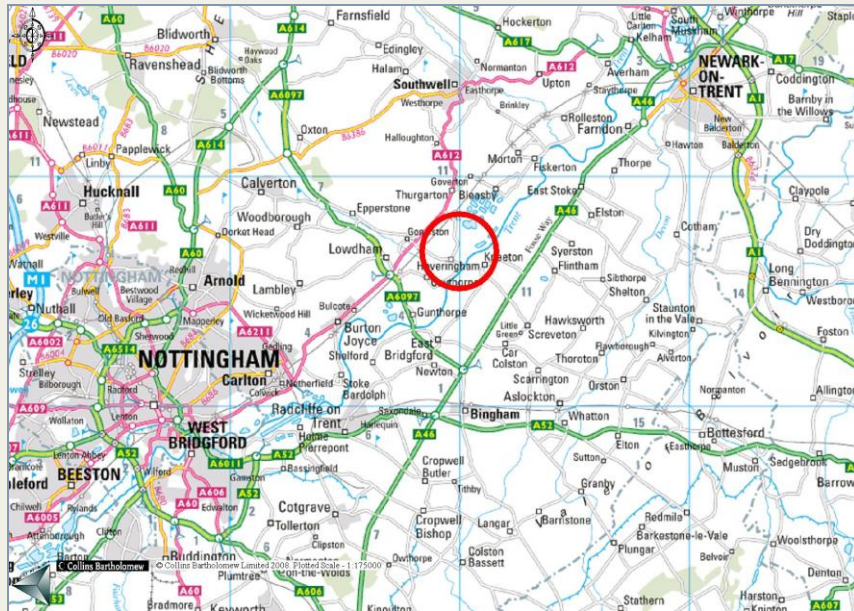
VIEWING ARRANGEMENTS

If you are interested in Lansic House and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

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: 4400-1552-0122-6697-3363

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.

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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